

DOCUMENT 1

CITY OF WINDHOEK

✉ 59, Windhoek

☎ 061-2902911



NOTICE is hereby given of the monthly meeting of the

MUNICIPAL COUNCIL OF WINDHOEK

to be held on **Thursday, 28 October 2021** at **17:30**, in the new Council Chambers, Windhoek.

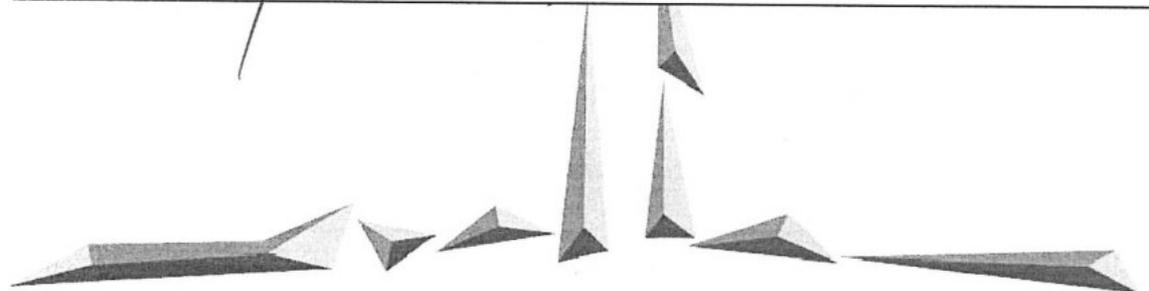
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ACTING CHIEF EXECUTIVE OFFICER

ENQUIRIES: Ms M Garises/mgo
Ms T Edward

REF: 28-10-2021.ca

TELEPHONE: 2902557/2902597

DATE: 2021-10-22



INDEX

		PAGE
1	OPENING BY PRAYER	
2	OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS BY THE MAYOR - COUNCILLOR M KAZAPUA	
3	CONFIRMATION OF MINUTES	
4	DECLARATION OF INTEREST	
5	APPLICATIONS FOR LEAVE OF ABSENCE	
6	PETITIONS	
7	MOTIONS	
8	ANSWERS TO QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN	
9	OUTSTANDING MATTERS ARISING FROM THE COUNCIL MEETING HELD ON 30 SEPTEMBER 2021	
9.1	ITEM 9.3.1 - GOV.2 [CEO] STAFF MATTER	2
9.2	ITEM 9.3.2 - FNS.1 [UTP] REZONING OF ERF 2444, CORNER OF KANNAS AND TSUKHOE //GOWASES STREETS, KHOMASDAL EXTENSION 3 FROM 'BUSINESS' WITH A BULK OF 0.4 TO 'RESIDENTIAL' WITH A DENSITY OF ONE (1) DWELLING PER ERF	2
9.3	ITEM 9.3.3 - FNS.2 [UTP] APPLICATION FOR THE REZONING OF THE REMAINDER OF PORTION B OF ERF 17, ARIANS STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m ² TO 'BUSINESS' WITH A BULK OF 1.0; CONSENT USE FOR AN OFFICE FLOOR AREA WITH THE BUSINESS BULK OF 1.0 FOR ADMINISTRATION PURPOSES; AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT ON THE ERF WITH THE BULK OF 1.0 WHILE THE WINDHOEK SPATIAL DEVELOPMENT FRAMEWORK STUDY AND THE REZONING ARE BEING FINALISED	9

	PAGE	
9.4	ITEM 9.3.4 - FNS.3 [UTP] APPLICATION FOR THE REZONING OF ERF 3170, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m ² TO 'BUSINESS' WITH A BULK OF 1.0; CONSENT TO OPERATE A GUESTHOUSE ON THE ERF AND CONSENT TO USE THE ERF AS BUSINESS WHILE THE REZONING IS IN PROGRESS	21
9.5	ITEM 9.3.5 - IND.1 [UTP] BUILDING LINE RELAXATION ON ERF 542, 77 SHILUNGA STREET, CIMBEBASIA	28
10	REPORTS OF MANAGEMENT COMMITTEE	
10.1	APPROVAL OF REPORT NOS. MC 18/2021 AND MC 19/2021	
10.2	REPORT NOS. MC 18/2021 AND MC 19/2021	
10.2.1	GOV.3 [HPH] FEEDBACK ON THE IMPLEMENTATION OF THE CONTROLLED ENTRY TO INFORMAL SETTLEMENTS AND THE WAY FORWARD	33
10.2.2	GOV.5 [HPH] DEVELOPMENT OF A RELOCATION CENTRE TO SERVE AS TEMPORARY ACCOMMODATION FOR BENEFICIARIES OF THE AFFORDABLE HOUSING PROGRAMME	39
10.2.3	GOV.6 [HPH] APPROVAL OF THE AFFORDABLE HOUSING POLICY	44
10.2.4	GOV.7 [HPH] ADOPTION AND PUBLICATION OF THE WAITING LIST	47
10.2.5	GOV.8 [HPH] PREVENTION OF LAND INVASION	53
10.2.6	GOV.9 [HPH] OUTCOME OF THE WORKSHOP ON LAND AND HOUSING	54
10.2.7	GOV.10 [CEO] CONFIDENTIAL MATTER	64
10.2.8	GOV.13 [ICT] CONFIDENTIAL MATTER	64
10.2.9	GOV.14 [ICT] CONFIDENTIAL MATTER	65

		PAGE
10.2.10	GOV.15 [ICT] CONFIDENTIAL MATTER	65
10.2.11	GOV.16 [ICT] CONFIDENTIAL MATTER	66

[Municipal Council Agenda: 2021-10-28]

1 **OPENING BY PRAYER**
(3/2/1)

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[Municipal Council Agenda: 2021-10-28]

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

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[Municipal Council Agenda: 2021-10-28]

3 **CONFIRMATION OF MINUTES**
(3/1/5/1)

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[Municipal Council Agenda: 2021-10-28]

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

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[Municipal Council Agenda: 2021-10-28]

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

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[Municipal Council Agenda: 2021-10-28]

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

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[Municipal Council Agenda: 2021-10-28]

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

*** A motion, **attached as pages 1199 - 1219 to the agenda**, was received from Councillors I Skrywer and Ms SS Gawanas on 20 October 2020 for discussion at the Council meeting scheduled for 28 October 2021.

*** Acknowledgement of the motion by the Chief Executive Officer is **attached as page 1220 to the agenda**.

FOR DISCUSSION

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[Municipal Council Agenda: 2021-10-28]

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

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9 **OUTSTANDING MATTERS ARISING
FROM THE COUNCIL MEETING
HELD ON 30 SEPTEMBER 2021**

[Municipal Council Agenda: 2021-10-28]

9.1 **ITEM 9.3.1 - GOV.2 [CEO] STAFF MATTER**
(5/1/1/2)

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: 2021-10-28]

9.2 **ITEM 9.3.2 - FNS.1 [UTP] REZONING
OF ERF 2444, CORNER OF KANNAS
AND TSUKHOE //GOWASES STREETS,
KHOMASDAL EXTENSION 3 FROM
'BUSINESS' WITH A BULK OF 0.4 TO
'RESIDENTIAL' WITH A DENSITY
OF ONE (1) DWELLING PER ERF**
(L/2444/Khd)

Council per Resolution 200/09/2021 *inter alia* resolved as follows:

That due to the lack of a quorum of Management Committee members to approve the minutes of the Management Committee meeting (MC 17/2021) held on 23 September 2021 from which this item emanates, this matter stand over until the next Council meeting, for consideration.

The matter is herewith resubmitted.

Application

An application dated 4 June 2021, **attached as pages 1 - 29 to the agenda**, was received on 8 June 2021 from John Heita Urban and Regional Planners, on behalf of the owner of the erf, Ms Sonia Hangula for:

- Rezoning of Erf 2444, Kannas Street, Khomasdal from 'business' with a bulk of 0.4 to 'residential' with a density of one (1) dwelling per erf; and
- That the residential rates and taxes be effective from the date of the Council Resolution.

A credit clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 2444, Khomasdal is zoned 'business' with a bulk of 0.4 and is 492 m² in extent. The erf is located in Kannas Street, Khomasdal. There is a dwelling unit with outbuildings which was used for residential purposes but is currently vacant.

Development intention

The intention of the owner is to rezone to residential as the business operation ceased in 2012 and there is no need of having a business zoned erf while it is just being used for residential purposes.

Public consultation

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

- The proposed rezoning of Erf 2444, Khomasdal was advertised in the New Era newspaper on 23 and 30 July 2021 and on the Market watch and for the Republikein, Namibian Sun and Allgemeine Zeitung newspapers on 26 July 2021 and 2 August 2021;
- A Notice of the proposed rezoning was placed on the notice board of the City of Windhoek Customer Care Centre (CCC) as well as on the site; and
- Neighbour consultation letters/forms were sent to the direct neighbours on Erven 2868, 2227, 2280, 3791 and 2443.

The closing date was on 20 August 2021 and no objections were received.

Technical comments

The following comments were received:

Comments from the Strategic Executive: Urban and Transport Planning

- Sustainable Development

There is no objection to the application.

Proposal/recommendations

The proposed application should be granted but with due consideration of Urban Policy comments and the undertaking of the relevant by laws as administered by the respective division, be noted.

- Roads Planning and Traffic Flow

The erf is located at the corner of Tsukhoe //Gowases and Anemone Streets in Khomasdal. Tsukhoe //Gowases Street is a major collector road that carries high traffic volumes and often congested during peak hours. Anemone Street is a residential street with low traffic volumes. The rezoning to residential will not generate any additional trips to the current road network.

There is no objection to the proposed rezoning of Erf 2444, Khomasdal Extension 3 from 'business' with a bulk of 0.4 to 'residential' with a density one (1) dwelling per erf: Provided:

- That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.
- That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or a minimum of two (2) parking bays per equal or greater than four (4) bedroom units, be provided on-site.

- Roads and stormwater

A stormwater investigation was done and the following is reported:

- Erf 2444 has a general downward slope from the south west into a north easterly direction;
- There is a stormwater system from underneath Tsukhoe //Gowases Street, that flows across the most north western corner of Erf 2444, flowing into a north easterly direction;
- Access to Erf 2444, is indicated to be obtained from Tsukhoe //Gowases Street;
- There is a stormwater catchpit along the eastern road edge of Tsukhoe //Gowases Street in front of Erf 2444; and
- It should be noted that Tsukhoe //Gowases Street is proposed to be widened in the future.

There is no objection to the proposed application for rezoning of Erf 2444, corner of Kannas and Tsukhoe //Gowases (formally Tsukhoe //Gowases) Streets, Khomasdal from 'business' to 'residential': Provided:

- That no access be allowed over any stormwater catch pit, manhole or any stormwater structure;
- That no development be considered over any stormwater system or structure.

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

- **Engineering Services**

There is no objection to the application: Provided:

- 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.

Comments from the Strategic Executive: Electricity

- **Technical Support**

There is in principle no objection to the application submitted for rezoning of Erf 2444, in Khomasdal: 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 per erf.
- That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- That it be noted that a connection charge may 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 must contact the Strategic Executive: Electricity to determine whether the existing metering installation comply to Council's Metering Policy for the specific type of zoning.

Comments from the Acting Strategic Executive: Economic Development and Community Services

- Environmental Management

There is no objection to the application and no environmental compliance is required from the applicant.

Urban Planning evaluation

The Windhoek Zoning Scheme allows for the change in land use subject to planning principles and policies.

Erf 2444 is already being used for residential purposes and this fits with the surrounding area. The residential densities of the surrounding area is one (1) dwelling per erf.

Betterment fee

No betterment fee payable as the land is not increasing in value.

Conclusion

The rezoning of Erf 2444, Kannas Street, Khomasdal from 'business' with a bulk of 0.4 to 'residential' with a density of one (1) dwelling per erf is supported.

Any adjustment in rates and taxes will only be effective after the rezoning has been approved by the Urban and Regional Planning Board and formally gazetted.

Management Committee, having considered the matter

RECOMMENDED

- 1 That the rezoning of Erf 2444, Kannas Street, Khomasdal from 'business' with a bulk of 0.4 to 'residential' with a density of one (1) dwelling per erf be recommended for approval and submission to the Urban and Regional Planning Board.

- 2 That any adjustment in rates and taxes only come into effect upon the approval of the rezoning application by the Urban and Regional Planning Board and promulgation in the Government Gazette.
- 3 That no access or parking be allowed 15 metres from the intersection, measured from the intersecting kerbs.
- 4 That a minimum of one (1) parking bay per equal or less than three (3) bedroom units, or a minimum of two (2) parking bays per equal or greater than four (4) bedroom units, be provided on-site.
- 5 That no access be allowed over any stormwater catch pit, manhole or any stormwater structure.
- 6 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:
 - 6.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 6.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 6.3 That prior approval be obtained from the Strategic Executive: Urban and Transport Planning if the accommodation of the stormwater on the erf is contemplated.
 - 6.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban and Transport Planning be submitted for approval simultaneously with the building plans.
 - 6.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
 - 6.6 That no building plans be approved until the stormwater conditions are met.
 - 6.7 That no development be considered over a stormwater system or structure.

- 6.8 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban and Transport Planning has certified that the stormwater has been accommodated satisfactorily.]
- 7 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.
- 8 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.
- 9 That only one (1) service connection from the municipal electrical network be allowed per erf.
- 10 That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
- 11 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.
- 12 That it be noted that a connection charge may 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.
- 13 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.
- 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 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 Ministry of Urban and Rural Development, and the Local Authority whose decision is the subject of the appeal.

 [Municipal Council Agenda: 2021-10-28]

9.3

ITEM 9.3.3 - FNS.2 [UTP] APPLICATION FOR THE REZONING OF THE REMAINDER OF PORTION B OF ERF 17, ARIANS STREET, KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'BUSINESS' WITH A BULK OF 1.0; CONSENT USE FOR AN OFFICE FLOOR AREA WITH THE BUSINESS BULK OF 1.0 FOR ADMINISTRATION PURPOSES; AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT ON THE ERF WITH THE BULK OF 1.0 WHILE THE WINDHOEK SPATIAL DEVELOPMENT FRAMEWORK STUDY AND THE REZONING ARE BEING FINALISED (L/17/W)

Council per Resolution 201/09/2021 *inter alia* resolved as follows:

That due to the lack of a quorum of Management Committee members to approve the minutes of the Management Committee meeting (MC 17/2021) held on 23 September 2021 from which this item emanates, this matter stand over until the next Council meeting, for consideration.

The matter is herewith resubmitted.

Application

An application dated 30 April 2021, **attached as pages 30 - 67 to the agenda**, was received on 31 May 2021 from Dunamis Consulting (Pty) Ltd on behalf of the owners, John Ali Ipinge and Shoaib Ali Mohammed Latif for:

- Rezoning of the Remainder of Portion B of Erf 17, Arians Street, Klein Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0;
- Consent use for an office floor area on the business bulk of 1.0 on the Remainder of Portion B of Erf 17, Arians Street, Klein Windhoek for administration purposes; and
- Consent to commence with the proposed development on the Remainder of Portion B of Erf 17, Arians Street, Klein Windhoek with the bulk of 1.0 while the Windhoek Spatial Development Framework Study and the rezoning are finalised.

The Power of Attorney was signed by John Ali Ipinge and Shoaib Ali Mohammed Latif, being the owner.

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

Erf information

The Remainder of Portion B of Erf 17 is situated in Ariens Street, Klein Windhoek, bordering the new 'Vivo' House and Shell service station. The house on the erf was demolished and the erf is vacant. The erf is zoned 'residential' with a density of 1:900 m² and is 1 174 m² in extent.

Development intention

The intention of the owner is to use the erf for a coffee shop, offices and residential units.

Public consultation

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

- *** - The proposed rezoning was advertised in The Namibian and Republikein on 11 and 18 May 2021. The advertisements are **attached as pages 43 - 46 to the agenda;**
- *** - A notice of the proposed rezoning, **attached as pages 48 - 51 to the agenda,** was placed on-site as well as on the notice board of the City of Windhoek Customer Care Centre (CCC); and
- *** - A list of four (4) erven, **attached as page 47 to the agenda,** indicated by the Consultant, being Erven R/B/17, 1759, 1760 and 1925 was submitted. This is not registered mail, but only erven the Consultant indicate that are adjacent erven.

The applicant advertised for the following:

- Rezoning of the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0;
- Consent use for an office floor area on the business bulk for administrative purposes; and
- Consent to commence with the proposed development with a bulk of 1.0 while the Windhoek Spatial Development Framework study and the rezoning are finalised.

It is unclear why the applicant advertised for a 'business' zoning if the floor area is to be used for administrative purposes. The Consultant clarified that it is intended to accommodate dwelling units and a coffee shop in the building as primary uses under the 'business' zoning.

At the closing date for comments, no objections were received.

Technical comments

The following comments were received:

Comments from the Strategic Executive: Urban and Transport Planning

- Roads Planning, Design and Traffic Flow

The Remainder of Portion B of Erf 17 is situated in Ariens Street, Klein Windhoek and is zoned 'residential' with a density of 1:900 m². The erf is 1 178 m² in extent and it is currently vacant. Ariens Streets is a local street that carries moderate to high traffic volume, several erven have been rezoned and a lot of development is taking place in the street and surrounding. No major traffic flow problems are currently experienced during peak hours. The rezoning will generate approximately thirty three (33) additional vehicular trips to the current road network.

There are objections to the proposed rezoning of the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0, due to:

- Considering the Traffic Impact Assessment (TIA) by Aurecon Consulting Engineers (report No. 6313/107631/02) done in 2012 for Erven 2787, 2788 and 2789, Windhoek and a recent study (2020) conducted for the Klein Windhoek densification, indication is that the pre-existing conditions on Sam Nujoma/Nelson Mandela Drives and Sam Nujoma Drive/Stein Street are unfavourable and require intersection upgrading. Additional traffic volumes will exasperate the traffic situation when considering the proposed development on the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek. Following the findings of the Traffic Impact Assessment (TIA), only a bulk of 0.75 can be supported. The main concern being the existing background traffic;
- General parking requirements for business are a minimum of one (1) parking bay per 33 m² utilised bulk to be provided on-site; and
- A stacking distance of 12 metre will be required at the entrance.

There is no objection to the consent use for an office floor area on the 'business' zoned, the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek for administration purposes: Provided:

- Consent use for office will be limited to a bulk of 0.75 considering the above;
- A minimum of one (1) parking bay per 25 m² utilised bulk to be provided on-site for office use; and

- Consent use to come into effect only after parking is provided to the satisfaction of the Strategic Executive: Urban and Transport Planning.

There is no objection to the consent to commence with the proposed development on the Remainder of Portion B of Erf 17, Arians Street, Klein Windhoek: Provided:

- Development is limited to a bulk of 0.75; and
- Consent use to come into effect only after parking is provided to the satisfaction of the Strategic Executive: Urban and Transport Planning.

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Erf R/B/17 has a general downward slope from the south east into a north westerly direction;
- There is no sign of any stormwater system flowing across Erf R/B/17, except for surface stormwater run-off; and
- Access to Erf R/B/17 is indicated to be obtained from Arians Road.

There is no objection to the proposed application for rezoning and consent use of Erf R/B/17, Arians Road, Klein Windhoek: Provided:

- That access and parking be to the satisfaction of the Strategic Executive: Urban and Transport Planning.
- That should parking on the sidewalk be proposed, at least a 2 metre wide walking width be maintained along the inward section of the sidewalk at all times.
- That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme.

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

- **Engineering Services**

The Development Proposal indicates that the applicant intends to increase the density of the Remainder of Portion B of Erf 17, Klein Windhoek, which will result in additional loads on existing water and sewer networks.

No municipal sewer connection is available for the Remainder of Portion B of Erf 17, Klein Windhoek, as this erf is connected to a private combined sewer system. Erven that are rezoned to 'business' may not connect to a private combined sewer system and requires a direct connection to the closest available municipal sewer system.

The applicant is advised that the consideration of the intended rezoning and consent use will be subject to the submission and approval of an Engineering Report/Design for water and sewer provision as stipulated as follows by the Department of Infrastructure, Water and Technical Services:

- That the applicant appoint a registered professional Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water and bulk sewer infrastructure.
- That the Design Report be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with the detailed water and sewer infrastructure designs.
- That all costs involved due to the Design Report be for the applicant's account.
- That the Design Report stipulate at least the following:
 - The expected water demand for the proposed development;
 - Whether the water supply requirements will be met with sufficient pressure during peak flows and fire flow;
 - How access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development;
 - An analysis of the impact of the proposed development on the existing bulk water infrastructure within the elevated reservoir pressure zone, as well as on the existing water supply source by taking the existing water demand as well as the additional water demand, due to the development, into account;
 - The minimum and maximum pressures within the municipal reticulation network under peak and low flow demand;
 - The calculated design waste water generated by the proposed development;
 - How the generated waste water will be disposed of;
 - An analysis of the impact of the proposed development on the existing municipal bulk sewer infrastructure downstream of the point of connection, by taking the existing sewer discharge as well as the additional sewer discharge, due to the development, into account; and

- The Design Report to include detailed design calculations, assumptions and clear referencing to standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.
- That all cost for the provision of bulk and internal services for the development, as well as any upgrading of existing services, be borne by the applicant.
- That it be noted that a Design Report should be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.
- That no building plans be approved before water and sewer services are upgraded and taken over by Council as per the approved Design Report and designs.
- That the design criteria be in accordance with the 'The Neighbourhood Planning and Design Guide' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.
- That the applicant appoint a registered professional Engineer to design a municipal sewer connection for the erf, as well as any other water and sewer related services if recommended in the Design Report.
- That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with construction work.
- 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 it be noted that a sewer design be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.
- 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 and sewer services brought on as a direct consequence of the rezoning or subsequent activities be for the cost of the applicant, 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: 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 per erf, and further distribution be done from the distribution board.
- That for erven that are zoned 'office' 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 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 may 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 Acting Strategic Executive: Economic Development and Community Services

- **Environmental Management**

There is no objection to the application: Provided:

- That the applicant liaise with the Health and Environmental Management Services Division to be issued with an Environmental Management Exemption Letter for the rezoning from 'residential' to 'business' in a built-up environment.

Urban Planning evaluation

The applicant's motivation for the 'business' zoning is based on the primary uses of dwelling units and business buildings under the 'business' zoning and the intention of providing residential dwelling units and a coffee shop in the development.

The Urban Policy Division is not in support of the 'business' zoning at this location and would rather support a zoning of 'office' due to the following:

- The location of the erf not being ideal for the proposed zoning; and
- The primary uses listed under the business zoning which does not mix well with the residential remainder in the area and associated traffic concerns.

Arians Street is not advisable for the business zoning as it lies at the back of the major Sam Nujoma Drive and is more characterised by residential development. Business erven are confined to the erven along Sam Nujoma Drive as a major arterial which supports planning principles. The erf is also not a block corner where one would normally expect the 'business' zoning or allow rezonings to business activities in residential areas.

The primary uses available under the 'business' zoning would make retail development possible at this location in Arians Street. Retail activities will not be suitable for this street and at this location with associated traffic concerns as highlighted.

The intended development components of residential dwelling units and a coffee shop can be accommodated under the 'office' zoning as consent uses.

The Roads Planning and Traffic Design Division foresees traffic flow challenges with regard to intersection upgrades required at the intersections of Sam Nujoma/Nelson Mandela Drives and Sam Nujoma Drive/Stein Street with the applied for bulk of 1.0 and only supports of a bulk of 0.75.

The Urban Policy Division would rather support a zoning of 'office' with consent use for a business building to accommodate the intended coffee shop and consent for free residential bulk to a maximum of 50 % of the granted office bulk.

The erf currently connects to a private sewer system, which cannot carry any additional capacity. The recommendation of the rezoning application to the Urban and Regional Planning Board will therefore be subject to the submission and approval of a comprehensive Engineering Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water and bulk sewer infrastructure by a professional Engineer.

Betterment fee

A betterment fee of 40 % is payable in terms of Council Resolution 387/10/2009, **attached as page 68 to the agenda**. The amount as determined by the Strategic Executive: Housing, Property Management and Human Settlement is N\$192 720.00.

Conclusion

Against the background provided the rezoning from 'residential' with a density of 1:900 m² to 'office' with a bulk of 0.75 with consent for a business building and free residential bulk together limited to 50 % of the granted office bulk is supported.

This application can however only proceed to the Urban and Regional Planning Board after the approval of an Engineering Report/Design for water and sewer provision as stipulated by the Strategic Executive: Infrastructure, Water and Technical Services.

Management Committee, having considered the matter

RECOMMENDED

- 1 That the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek be rezoned from 'residential' with a density of 1:900 to 'office' with a bulk of 0.75.
- 2 That business building consent be granted for a coffee shop.
- 3 That consent be granted for a free residential bulk of 50 % of the office bulk of 0.75.
- 4 That the consent for a business building and residential bulk not exceed a maximum of 50 % of the allowable bulk factor of 0.75.
- 5 That the applicant pay a compensation amount of N\$192 720.00 for the increase in the value of the land.
- 6 That it be noted that the application under consideration is not connected to the Spatial Development Framework as per the inference by the Consultant and can be processed and completed independently.
- 7 That the general parking requirements for business be a minimum of one (1) parking bay per 33 m² utilised bulk to be provided on-site.
- 8 That a stacking distance of 12 metre be required at the entrance.
- 9 That a minimum of one (1) parking bay per 25 m² utilised bulk be provided on-site for office use.
- 10 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme, stating:
 - 10.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:

- The flow of stormwater from a higher lying property to a lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
- 10.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
- 11 That the applicant note that no municipal sewer connection is available for the Remainder of Portion B of Erf 17, Ariens Street, Klein Windhoek, as this erf is connected to a private combined sewer system. [Erven that are rezoned to 'business' or 'office' may not connect to a private combined sewer system and requires a direct connection to the closest available municipal sewer system.]
- 12 That the consideration of the intended rezoning and consent use be subject to the submission and approval of an Engineering Report/Design for water and sewer provision as stipulated by the Strategic Executive: Infrastructure, Water and Technical Services as follows:
- 12.1 That the applicant appoint a registered professional Engineer to compile a comprehensive Design Report fully investigating the impact of the proposed rezoning and developments on both the bulk water and bulk sewer infrastructure.
- 12.2 That the Design Report be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with the detailed water and sewer infrastructure designs.
- 12.3 That all costs involved due to the Design Report be for the applicant's account.
- 12.4 That the Design Report stipulate at least the following:
- The expected water demand for the proposed development;
 - Whether the water supply requirements will be met with sufficient pressure during peak flows and fire flow;
 - How access to an existing water supply source or linkage to an existing water supply network will cater for the water demand of the development;
 - An analysis of the impact of the proposed development on the existing bulk water infrastructure within the elevated reservoir pressure zone, as well as on the existing water supply source by taking the existing water demand as well as the additional water demand, due to the development, into account;

- The minimum and maximum pressures within the municipal reticulation network under peak and low flow demand;
 - The calculated design waste water generated by the proposed development;
 - How the generated waste water will be disposed of;
 - An analysis of the impact of the proposed development on the existing municipal bulk sewer infrastructure downstream of the point of connection, by taking the existing sewer discharge as well as the additional sewer discharge, due to the development, into account; and
 - The Design Report to include detailed design calculations, assumptions and clear referencing to standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.
- 13 That the Design Report include detailed design calculations, assumptions and clear referencing to the standards used in the calculations of water demands, sewer flows, pipe capacities, storage requirements, treatment capacities, etc.
 - 14 That all cost for the provision of bulk and internal services for the development, as well as any upgrading of existing services, be for the applicant's account.
 - 15 That it be noted that a Design Report be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.
 - 16 That no building plans be approved before water and sewer services are upgraded and taken over by Council as per the approved Design Report and designs.
 - 17 That the design criteria be in accordance with the 'The Neighbourhood Planning and Design Guide' as published by the Council of Scientific and Industrial Research (CSIR), available on-line at http://www.csir.co.za/Built_environment/RedBook/.
 - 18 That the applicant appoint a registered professional Engineer to design a municipal sewer connection for the erf, as well as any other water and sewer related services if recommended in the Design Report.
 - 19 That the sewer design be submitted by the appointed Engineer to the Strategic Executive: Infrastructure, Water and Technical Services for approval before starting with construction work.
 - 20 That after approval of the sewer design, the applicant appoint a Contractor to do the construction of the sewer line.
 - 21 That the supervision of the construction work be done by a registered professional Engineer.

- 22 That all costs involved due to the municipal sewer connection be for the applicant's account.
- 23 That a sewer design be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.
- 24 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.
- 25 That any additional requirements with regard to water and sewer services brought on as a direct consequence of the rezoning or subsequent activities be for the applicant's account, subject to approval by the Strategic Executive: Infrastructure, Water and Technical Services.
- 26 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.
- 27 That only one (1) service connection from the municipal electrical network be allowed per erf, and further distribution be done from the distribution board.
- 28 That for erven that are zoned 'office' 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 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.
- 29 That it be noted that a connection charge may 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.
- 30 That the applicant acknowledge receipt and accept the conditions of this Council Resolution within twenty one (21) days of the date of this letter.
- 31 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.

- 31.1 That 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 Ministry of Urban and Rural Development, and the Local Authority whose decision is the subject of the appeal.

 [Municipal Council Agenda: 2021-10-28]

9.4 ITEM 9.3.4 - FNS.3 [UTP] APPLICATION FOR THE REZONING OF ERF 3170, WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 m² TO 'BUSINESS' WITH A BULK OF 1.0; CONSENT TO OPERATE A GUESTHOUSE ON THE ERF AND CONSENT TO USE THE ERF AS BUSINESS WHILE THE REZONING IS IN PROGRESS (L/3170W)

Council per Resolution 202/09/2021 *inter alia* resolved as follows:

That due to the lack of a quorum of Management Committee members to approve the minutes of the Management Committee meeting (MC 17/2021) held on 23 September 2021 from which this item emanates, this matter stand over until the next Council meeting, for consideration.

The matter is herewith resubmitted.

Application

*** An application dated 10 May 2021, **attached as pages 69 - 98 to the agenda**, was received on 18 May 2021 from Kamau Town Planning and Development Specialist, on behalf of the owners of the erf, Phillipus Ngeno for:

- Rezoning of Erf 3170, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0;
- Consent to operate a guesthouse on the erf; and
- Consent to use the erf as 'business' while the rezoning is in progress.

A credit clearance was provided and the Strategic Executive: Finance and Customer Services indicated that the application may proceed.

Erf information

Erf 3170 is zoned 'residential' with a density of 1:900 m² and is 1 006 m² in extent. The erf is located in Salk Street in the Windhoek West area.

There is a dwelling unit with outbuildings which are being used as a guesthouse. However, the consent (resident occupation) for the guesthouse expired on 23 July 2020.

Development intention

The intention is to formalise the temporary resident occupation into a consent use in terms of the Windhoek Zoning Scheme (WZS) Table B.

The application *inter alia* further states as follows:

The respective owner wishes to continue trading as a guesthouse however not on the current zoning as the value of the property will merely be affected temporarily. Meanwhile with the approved zoning, the property increases in value of which Kamau Town Planning and Development Specialists under the Valuation department undertook a valuation on the property if under the 'business' zoning to be at a value of N\$4 720 000.00.

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 3170, Windhoek was advertised in the New Era newspaper on 1 and 8 July 2021 and in Confidante newspaper on 1 to 7 July and 8 to 14 July 2021. The advertisements are **attached as pages 88 - 91 to the agenda**;
- *** - A Notice of the proposed rezoning, **attached as pages 92 - 95 to the agenda**, was placed on the Notice Board of the City of Windhoek Customer Care Centre (CCC) as well as on-site;
- Neighbour consultation letters/forms were sent to the direct neighbours on Erven 3169, 3182, 3171, 6145, 6144, 6143 and 3181; and
- *** - The notice, Notice No. 7569, **attached as pages 97 - 98 to the agenda**, was also published in the Government Gazette of 1 July 2021.

The closing date for comments/objections to the newspaper advertisements lapsed on 10 June 2021 and no objections were received. The closing date for comments to the Government Gazette lapsed on 22 July 2021 and no objections were received.

Technical comments

The application was circulated for comments. The following comments were received:

Comments from the Strategic Executive: Urban and Transport Planning

- Sustainable Development

The division can only support a rezoning of the erf to 'office' with a bulk of 0.4 with all the consent use applied for but not supporting rezoning to 'business' as applied for.

- **Roads Planning and Traffic Flow**

Erf 3170 is located in Salk Street, Windhoek. The erf is 1 005.62 m² in extent and is zoned 'residential' with a density of 1:900 m². Salk Street is a short street that carries low to moderate traffic volumes. The erf is located within the Windhoek West High Density Policy Area and no traffic flow problems are currently experienced during peak hours. The proposed rezoning to a bulk of 1.0 will generate approximately twenty eight (28) additional vehicular trips to the current road network compared to about ten (10) vehicular trips to be generated with the approved bulk of 0.4.

There are objections to the proposed rezoning of Erf 3170, Salk Street, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0, due to the following:

- The Windhoek West Transportation Land Use Study recommended that erven along arterial and collector roads can be rezoned up to a bulk of 0.75. All other erven can be rezoned up to a bulk of 0.4 only;
- Erf 3170, Windhoek is in Salk Street, which is a residential street. This division can only support a rezoning to a bulk of 0.4: Provided:
 - That for business use, a minimum of one (1) parking bay be provided per 33 m² of utilised bulk on-site.

There is no objection to the proposed consent to operate a guesthouse on the respective erf: Provided:

- That for or guest houses, a minimum of one and a half (1.5) parking bays be provided per leasable room on-site.

There are objections to the proposed consent to use the respective erf as 'business' while the rezoning is in progress, due to the following:

- The applicant failed to submit a parking layout for existing building for the consent use; and
- The applicant should submit a dimensioned parking layout with parking calculations for approval.

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

- **Roads and Stormwater**

A stormwater investigation was done and the following is reported:

- Erf 3170 has a downward slope from the north east into a south westerly direction;

- There is no sign of any stormwater system crossing Erf 3170, except for surface stormwater run-off;
- There are mountable kerbs situated along the road edge of Salk Street in front of Erf 3170;
- There is a minor stormwater course flowing towards the south west of the most south western corner of Erf 3170, flowing from underneath Salk Street into a southerly direction; and
- The sidewalk width along Salk Street in front of Erf 3170 is ± 4.2 metres wide.

There is no objection to the proposed rezoning and consent use of Erf 3170, Salk Street, Windhoek: Provided:

- That surface stormwater run-off be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating.
- That the sidewalk profile in front of Erf 3170 remain to Municipal standard, thus having a 2% upward slope from the kerb line towards the cadastral erf boundary.

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

- **Engineering Services**

No municipal sewer connection is available for Erf 3170, as this erf is connected to a private combined sewer system. Erven that are rezoned to 'business' may not connect to a private combined sewer system and requires a direct connection to the closest available municipal sewer system.

The applicant is advised that the consideration of the intended rezoning and consent use will be subject to the submission and approval of an Engineering Report/Design for sewer provision as stipulated as follows by the Department of Infrastructure Water and Technical Services:

- 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 it be noted that a sewer design be submitted by the applicant and approved by the Strategic Executive: Infrastructure, Water and Technical Services before submission to the Urban and Regional Planning Board.
- That a Fitness Certificate only be issued after a municipal sewer connection is provided by the applicant.
- 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 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 in principle no objection for the application received for the application: Provided:

- That it be noted that electricity supply is available and suffice for upgrade if required.
- That should any municipal electrical infrastructure need to be relocated, dismantled or replaced as per request received from the applicant, all cost related thereto be for the applicant's account.
- That only one (1) service connection from the municipal electrical network be allowed per erf.
- That only one (1) additional meter point be allowed for an approved flat on erven that are zoned 'single residential', and for more meter points, the erf be rezoned to 'general residential'.
- That for erven that are zoned 'general residential', 'business', 'office', 'institutional' or 'industrial' and a service connection larger than 3 x 60 ampere is required, the applicant and/or his/her electrical engineering representative contact the Strategic Executive: Electricity, well in advance, during the planning stage, before any building plans have been approved to determine whether the existing electrical network can handle the additional loading or whether a substation building or site is to be provided by the applicant at his/her own cost to incorporate an additional substation, and also to determine the financial contribution to be made by the applicant towards the upgrade cost of the network.

- That it be noted that a connection charge may 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 Acting Strategic Executive: Economic Development and Community Services

- Environmental Management

There is no objection to the application. However, upon Council approval of the application the client is expected to obtain an Environmental Exemption Letter from the Health and Environment Service Division.

Urban Planning evaluation

The erf is zoned 'residential' and the proposed zoning is 'business'. The 'business' zoning has the following primary and consent uses allowed under the Windhoek Zoning Scheme:

Use zone (1)	Primary uses (2)	Consent uses (3)	Prohibited uses (4)
IV Business	Shops, business buildings, dwelling units, residential buildings and social halls	Other uses not under columns 2 and 4	Noxious industrial buildings

- *'Business building' means a building designed and/or used as offices, warehouses, medical or dental consulting rooms, laboratories or other business purposes but does not include other buildings specifically defined or mentioned elsewhere in this Scheme with the exception of offices.*
- *'Shop means' a building designed or used for retail trade.*
- *'Social hall' means a building designed and/or used for social meetings, gatherings and recreation and includes a non-residential club but does not include a place of amusement.*

The 'business' zoning allows retail trade as a primary use. This land use activity should be reserved for business and commercial areas and in circumstances where it is provided in residential areas should be located at block corner erven and not mid-block erven.

Part of the applicant's motivation seems also to be the improvement of the value of his erf. The improvement of value of an erf cannot be the primary motivation in the evaluation of a rezoning application but rather the land use impact and compatibility of the intended use in the surrounding area.

Erf 3170 is located in the Windhoek Office and Higher Residential Density Policy area where rezoning to higher residential density and office with a bulk of 0.4 can be considered. The surrounding area is characterised by residential use and some offices which further lends reason to the unsuitability of business.

The erf dimensions and size and already built dwelling unit plus outbuildings lend itself to an accommodation establishment. The erf is developed to a large extent and on-site parking in line with municipal requirements may be a problem.

The Sustainable Development and Traffic Flow Divisions do not support the application as submitted and recommends an 'office' zoning with a bulk of 0.4 in line with the existing land use policy of the City of Windhoek.

The Technical Support Services Division further sets sewer provision conditions prior to the consideration of an 'office' or 'business' zoning.

Betterment fee

There is no betterment fee as the rezoning is not supported.

Conclusion

The rezoning of Erf 3170, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0 and consent to operate a guesthouse as well as consent to use the respective erf as 'business' while the rezoning is in progress is not supported due to the following:

- The erf is located in the middle of a residential area with conversion to Office Policy which allows non-intrusive and compatible land uses such as offices; and
- The zoning of 'business' is not appropriate for mid-block erven due to the retail activities it allows as primary uses and should be accommodated on corner erven as per standard planning practice.

The applicant is further advised that given the existing activities to rather consider a rezoning to 'hospitality' in terms of the Windhoek Zoning Scheme since the proposed and existing use is a guesthouse or 'office' zoning and then apply for a consent for an accommodation established.

Management Committee, having considered the matter

RECOMMENDED

- 1 That the rezoning of Erf 3170, Windhoek from 'residential' with a density of 1:900 m² to 'business' with a bulk of 1.0 and consent to operate a guesthouse as well as consent to use the respective erf as 'business' while the rezoning is in progress is not supported due to the following:
 - 1.1 The erf is located in the middle of a residential area with conversion to the Office Policy which allows non-intrusive and compatible land uses such as offices, but not business; and

- 1.2 The zoning of 'business' is not appropriate for mid-block erven due to the retail activities as it allows as primary uses and should be accommodated on corner erven in line with standard planning best practice.
- 2 That it be noted that, in terms of section 110 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018), any person who is aggrieved by the decision of the Local Authority may appeal against that decision to the Minister.
- 3 That 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 Ministry of Urban and Rural Development, and the Local Authority whose decision is the subject of the appeal.

 [Municipal Council Agenda: 2021-10-28]

**9.5 ITEM 9.3.5 - IND.1 [UTP] BUILDING
 LINE RELAXATION ON ERF 542,
 77 SHILUNGA STREET, CIMBEBASIA
 (L/542/Cim)**

Council per Resolution 203/09/2021 *inter alia* resolved as follows:

That due to the lack of a quorum of Management Committee members to approve the minutes of the Management Committee meeting (MC 17/2021) held on 23 September 2021 from which this item emanates, this matter stand over until the next Council meeting, for consideration.

The matter is herewith resubmitted.

Application

The owner, Ms Natasha Winkler, submitted an application for Building Permit No. 306/2021 for Erf 542, Cimbebasia. The application is requesting the following for consideration:

- Relaxation of 3 metre building line bordering with Erf 545, Cimbebasia to accommodate the existing swimming pool on Erf 542, Cimbebasia.
- Approval of the existing boundary wall between the two erven.

The existing swimming pool on Erf 542, Cimbebasia encroaches into the 3 metre common lateral boundary line with Erf 545, Cimbebasia. The owner of Erf 545, Cimbebasia Mr A Maimescul (referred to as the objector), shares the boundary with Erf 542, Cimbebasia. On 17 April 2021, the objector raised an objection to the relaxation of the 3 metre building line between the properties. Reasons hereto are addressed in the subsequent paragraphs. The objections are herewith submitted to Council for consideration.

Event sequence

- In 2013, Ms Natasha Winkler constructed a swimming pool on Erf 542, Cimbebasia and a boundary wall that is on the property boundary between Erf 542, Cimbebasia and Erf 545, Cimbebasia

- In 2014, Ms Natasha Winkler and Mr A Maimescul interred into an agreement, **attached as page 99 to the agenda**, in which Mr A Maimescul was paid an amount of N\$4 183.13 to plaster and paint the side of the newly constructed boundary wall on the side on which Mr A Maimescul's house is situated. That was in terms of the obligation on Ms Winkler to finish off the newly erected boundary wall;
- In 2021, Ms Winkler decided to sell her house and applied for a Compliance Certificate from the City of Windhoek and this was turned down due to the swimming pool and boundary wall not being part of the approved building plan;
- Ms Winkler then appointed an Architect to draft the new building plans that incorporates the swimming pool and boundary wall. During the submission process Mr A Maimescul objected to the relaxation of the 3 metre building line to accommodate the swimming pool constructed within the servitude;
- The reason for objection by Mr A Maimescul was that Ms Winkler needs to reinforce the boundary wall adjacent to the pool with the supervision of a professional Engineer and with City of Windhoek regulations;
- Ms Winkler then appointed a professional Engineer and a building Contractor to inspect, verify and reinforce the swimming pool and boundary wall in order to confirm the structural integrity of the constructed swimming pool and boundary wall;
- After the professional Engineer and building Contractor approved the quality of the constructed swimming pool and boundary wall. Ms Natasha Winkler approach Mr A Maimescul again for his comments, but Mr A Maimescul still refused to consent citing that he has more questions for the City of Windhoek;
- On 17 June 2021, Ms Winkler and Mr A Maimescul met with the City of Windhoek, Town Planning Division officials in order to discuss the issues raised by Mr A Maimescul; and
- Mr Maimescul confirmed that all questions were responded to, but after the meeting, Mr A Maimescul still maintained an objection, hence the matter is submitted to the Council for consideration.

The appointment of the professional Engineer and their comments are **attached as pages 100 - 102 to the agenda**.

Existing situation

Erf 542, Cimbebasia is situated in Shilunga Street and belongs to Ms Natasha Winkler. The erf is 313 m² in extent and is zoned 'residential' with a density of 1:250 m². The Erf allows for one (1) dwelling unit and is currently being used for residential purposes.

A site inspection conducted on 30 July 2021 confirmed that there is currently an existing main dwelling located on Erf 542, Cimbebasia and an existing swimming pool that is situated at the rear of Erf 542, Cimbebasia. It is worth noting that there is no approved building plan from the City of Windhoek for the existing swimming pool. The owner of Erf 542, Cimbebasia intends to sell the property and thus requires a Building Compliance Certificate. The Building Compliance Certificate can only be issued once the swimming pool has been approved by City of Windhoek. The locality plan of Erf 542, Cimbebasia is **attached as page 103 to the agenda.**

Development proposal

The owner of Erf 542, Cimbebasia intends to formalise the constructed swimming pool on the property. The swimming pool is situated on the boundary border and within the 3 metre building line that is bordering with Erf 545, Cimbebasia as indicated on the submitted building plan. For the owner of Erf 542, Cimbebasia to obtain a Compliance Certificate, it is necessary for the owner of Erf 542, Cimbebasia to provide comments in terms of the relaxation of the 3 metre building line from the neighbour on Erf 545, Cimbebasia. On request of the owner of Erf 545, the owner of Erf 542, Cimbebasia has appointed a professional Engineer to assess and improve the structural integrity of the constructed boundary wall and swimming pool.

Town Planning Scheme provision for relaxation of building lines

In terms of clause 20 of the Windhoek Town Planning Scheme

20 Side spaces of buildings

- 1) *Except with the consent of Council or as otherwise provided for in this Scheme, no building or structure or any portion thereof shall be erected nearer than three (3) metres to any lateral or rear boundary common to an adjoining Erf. A lateral boundary is defined as a boundary with at least one end on a street boundary, a street boundary is any boundary common to a street, and a rear boundary is any boundary other than a street or lateral boundary. In the case of a dwelling unit or residential building the three (3) metre requirements shall apply to single storey units and shall increase by two (2) metres for each additional storey. The minimum requirement shall be measured from the external walls of the building under consideration.*
- 2) *The Council may, subject to any conditions it deems necessary, relax the provisions of clause 20(1).*

*** The application is as per paragraph 4 of Council Resolution 233/09/2019, **attached as page 104 to the agenda**, *inter alia* reading as follows:

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

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

Objection

*** The owner of the neighbouring Erf 545, Cimbebasia objected to the relaxation of the 3 metre building line in which the swimming pool is situated. The formal objection letter dated 17 April 2021 for the relaxation of building lines and the approval of the swimming pool is **attached as page 105 to the agenda**.

The objector indicated the following in the objection letter:

- *The constructed swimming pool is not within the building regulations and standards of the City of Windhoek.*

Owners response to the objections

*** The owner of Erf 542, Cimbebasia provided her response to the objections raised by the neighbouring owner on Erf 542, Cimbebasia for the approval of the existing swimming pool and relaxation of the 3 metre building line. The formal response letter dated 21 June 2021 for the relaxation of building lines and approval of the existing swimming pool is **attached as pages 106 - 107 to the agenda**.

Urban Policy Division's response to the objections

The existing swimming pool is situated close to the boundary of the two (2) erven and within the 3 metre lateral boundary line. The owner of Erf 542, Cimbebasia is obliged to obtain comments from the owner of Erf 545, Cimbebasia for the relaxation of the building line. Given the objection received an on-site meetings was held and the objector, despite several concessions by the applicant remained unwilling to accept the possible solutions.

An assessment of the situation revealed the following:

- The existing swimming pool does not negatively affect the neighbour on Erf 545, Cimbebasia;
- Owner of Erf 542, Cimbebasia constructed a wall with a height of 1.8 metre and the wall act as a shield to prevent any potential negative effect that may arise when using the swimming pool;
- The existing swimming pool and boundary wall does not affect the view or privacy of the neighbour on Erf 545, Cimbebasia;
- There are no windows or balconies on the side of Erf 542, Cimbebasia that will interfere with privacy on the neighbouring Erf 545, Cimbebasia;

- The owner of Erf 542, Cimbebasia has appointed a professional Engineer who has improved the structural integrity of the swimming pool and boundary wall (correspondence of the Engineer is **attached as pages 101 and 102 respectively to the agenda**);
- The owner of Erf 542, Cimbebasia wishes to make best use of the space on the Erf and the only way to achieve this is to place the swimming pool within the 3 metre lateral boundary line with Erf 545, Cimbebasia; and
- Development of an individual Erf cannot be halted due to personal opinions such as those presented by the objector and only reasonable objections with regards to stipulations in the Town Planning Scheme can be considered.

The Urban Policy Division does not foresee any negative impact by approving the building plan as submitted and thus recommends that the proposed building plan and relaxation of building line of Erf 542, Cimbebasia be supported.

The photographs of work done to reinforce the boundary wall are **attached as pages 108 - 110 to the agenda**.

Management Committee, having considered the matter

RECOMMENDED

- 1 That the relaxation of the 3 metre lateral boundary line on Erf 542, Cimbebasia as per Building Permit No. 306/2021, be approved.
- 2 That the applicant and objector be informed of Council’s decision and be given the opportunity to appeal against Council’s decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.
- 3 That any Notice of intention to appeal the Council decision be submitted to Council within twenty eight (28) days from the date of notification of the Council Resolution.
- 4 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

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10 REPORTS OF MANAGEMENT COMMITTEE

[Municipal Council Agenda: 2021-10-28]

**10.1 APPROVAL OF REPORT NOS.
MC 18/2021 AND MC 19/2021**

The report of the combined Management Committee meetings (MC 18/2021 and MC 19/2021) held on 5(7)&19&20 October 2021 is submitted to Management Committee members for approval.

[Municipal Council Agenda: 2021-10-28]

10.2 REPORT NOS. MC 18/2021 AND MC 19/2021

The report of the combined Management Committee meetings (MC 18/2021 and MC 19/2021) held on 5(7)&19&20 October 2021 as approved by its members at this Council meeting, is submitted for notice with the exception of Items GOV.3, GOV.5, GOV.6, GOV.7, GOV.8, GOV.9, GOV.10, GOV.13, GOV.14, GOV.15, GOV.16 and GOV.19, which follow immediately hereunder for consideration.

It is

RECOMMENDED

That the report of the combined Management Committee meetings (MC 18/2021 and MC 19/2021) held on 5(7)&19&20 October 2021, be noted with the exception of Items GOV.3, GOV.5, GOV.6, GOV.7, GOV.8, GOV.9, GOV.10, GOV.13, GOV.14, GOV.15, GOV.16 and GOV.19.

[Municipal Council Agenda: 2021-10-28]

**10.2.1 GOV.3 [HPH] FEEDBACK ON THE
IMPLEMENTATION OF THE CONTROLLED
ENTRY TO INFORMAL SETTLEMENTS
AND THE WAY FORWARD
(L/Emergency shelter)**

Introduction

*** Council per Resolution 38/02/2021, **attached as pages 111 - 113 to the agenda**, approved a procedure for handling humanitarian land and shelter requests and set out clear procedures on how to handle the following:

- Urgent requests to access land or shelter in the informal settlements/ low-income areas for residential purposes on humanitarian grounds; and
- Requests for permission to enter established informal settlements or Reception Areas (Planning Areas).

With the above, the purpose of this item is to provide feedback on the outcome of the implementation of Council Resolution 38/02/2021, more specifically the controlled entry to the informal settlements and recommend possible ways to maximise success of the intervention.

Controlled entry to the informal settlements is a strategic intervention aimed at curtailing land invasion by allowing households with genuine need for accommodation, living outside unplanned informal settlements (reception areas) permission to enter informal settlements where space for residential purposes is still available. Requests to enter informal settlements are voluminous and recurring, therefore, Council deemed it appropriate to delegate and empower the Strategic Executive: Housing Property Management and Human Settlement (Manager: Human Settlement) or its successor in function the power to process applications on controlled entry to the unplanned informal settlements.

Approved procedure

The detailed procedure as per Council Resolution 38/02/2021 is as follows:

- 5 *That, in line with the Development and Upgrading Policy, no person shall erect a structure in the informal settlement (planning areas or declared reception areas) without prior permission of the City of Windhoek.*
- 6 *That households with genuine need for accommodation, living outside unplanned informal settlements (reception areas), be granted permission to enter informal settlements where space for residential purposes is still available and merit of such a request prove genuine need.*
 - 6.1 *That households so allowed, be issued with Certificated of Recognition of Occupation.*
- 7 *That households wishing to erect an informal structure in the informal settlement (planning areas or declared in reception areas) register their intention with the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Human Settlement) or its successor in function for permission.*
- 8 *That individuals registered on the City of Windhoek's Waiting List who are in urgent need of shelter be allowed to enter the informal settlement (planning areas or declared reception areas) per the procedure set out above and be issued with Certificates of Recognition of Occupation.*
- 9 *That the retrenched workers or any other person in a similar situation be allowed to enter the informal settlement (planning areas or declared reception areas) of Windhoek per the procedure set out above and be issued with Certificates of Recognition of Occupation.*

Challenges, emerging issues and possible solution

To ensure consistency in the handling of controlled entry requests, applicants were requested to complete a questionnaire. The initial questionnaire is **attached as pages 114 - 119 to the agenda**. To avoid exploitation, the questionnaire was revised to include an affidavit on land ownership. The revised questionnaire is **attached as pages 120 - 126 to the agenda**.

During the implementation of the controlled entry process, the following challenges were encountered:

Challenge	Emerging issues	Possible solution
1 Limited public education about controlled entry and increase in unprocedural land occupation	Individuals with genuine and urgent need for accommodation still resort to unprocedural land occupation due to lack of public education on controlled entry to informal settlements.	<ul style="list-style-type: none"> - Appoint community leadership structure per area in line with the Development and Upgrading Policy and hold public education campaigns involving Councillors and staff members; - The Human Settlement Division to roll-out the programme on a large scale; and - The City Police to consider establishing satellite offices in the informal settlements as their presence is acknowledged to bring about order and reduction in illegal activities.
2 Lengthy site identification process	Applicants were given an opportunity to identify possible sites in the informal settlements of their choice to allow minimal disruption of the way of life, social cohesion, etc. Despite educating applicants on the approach for selecting suitable sites, they went ahead and selected several unsuitable areas which required multiple site visits. On average applicants took more than three (3) days to identify a suitable site, which, when rolled at large scale is not a sustainable and will lead to a backlog on application.	<ul style="list-style-type: none"> - Municipal officials from the Human Settlement Division to identify suitable areas in each of the informal settlements where there is still space for controlled entry. Several applicants who chose a specific area as their settlement of choice in the application be shown suitable sites in a single day to cut on a number of trips and fast-track the approval process.
3 Personal preference	Not everyone is ready to live in any area irrespective of the need for shelter. Preferences seems to be based along tribal lines, social cohesion and past experience.	<ul style="list-style-type: none"> - Applicants be settled in areas of their choice as indicated in the application as a first option where such is possible.
4 School going children	Households currently renting or accommodated by others and have school going children attending at local schools insist to remain in the area where they currently reside because of their children. At times, the reception area/s in the vicinity are highly congested to accommodate additional housing structures as doing so will go against the principles set in the Development and Upgrading Policy.	<ul style="list-style-type: none"> - Same as above.

Challenge	Emerging issues	Possible solution
5 Access to services	When an applicant is authorised to erect their house (structure), they demand to be located closer to services such as water, sanitation and public transport. At times this is not possible as there might not be an open space near these essential services.	<ul style="list-style-type: none"> - In order for the programme to be successful, access to basic services be increased to levels recommended in the Development and Upgrading Policy or better; and - Easy access to ablution facility is one of the reasons that lead applicants to insist on proximity. Applicants will be inducted on service levels in the Development and Upgrading Policy and be encouraged to construct their own toilet in line with the Policy and the Community-Led Total Sanitation (CLTS) Programme.
6 Resistance/rejection by community	In certain cases, residents feel entitled to a certain area and will resist a new person constructing a new house. This may lead to land invasion or attempts to invade the land.	<ul style="list-style-type: none"> - Intensify public education so that people have full understanding and appreciation of the programme.
7 Political influence	When the entry of a particular person is not supported by a particular politician, the community will be mobilised to resist such move. This also happens when the applicant is not happy with the site or area identified for him or her to settle.	<ul style="list-style-type: none"> - Same as above.
8 Lack of awareness amongst stakeholders	The initiative needs to be shared with both internal and external stakeholders.	<ul style="list-style-type: none"> - Same as above.

Conclusion

This item provided feedback on key lessons that emerged during the implementation of the controlled entry to reception areas (un-planned informal settlements). Success of the programme will bring order to the informal settlements and reduce un-procedural land occupation to a bare minimum. Doing so, will reduce confrontation with the community and allow for optimal use of resources on proper planning and development intervention in the informal settlements that will lead to the delivery of more serviced land, housing and complimentary land uses.

Management Committee, after due consideration of the matter,

RECOMMENDED

- 1 That the feedback on the implementation of the controlled entry to the informal settlements, be noted.

- 2 That the following challenges, emerging issues, and proposed solution as outlined, be implemented:

Challenge	Emerging issues	Possible solution
1 Limited public education about controlled entry and increase in unprocedural land occupation	Individuals with genuine and urgent need for accommodation still resort to unprocedural land occupation due to lack of public education on controlled entry to informal settlements.	<ul style="list-style-type: none"> - Appoint community leadership structure per area in line with the Development and Upgrading Policy and hold public education campaigns involving Councillors and staff members; - The Human Settlement Division to roll-out the programme on a large scale; and - The City Police to consider establishing satellite offices in the informal settlements as their presence is acknowledged to bring about order and reduction in illegal activities.
2 Lengthy site identification process	Applicants were given an opportunity to identify possible sites in the informal settlements of their choice to allow minimal disruption of the way of life, social cohesion, etc. Despite educating applicants on the approach for selecting suitable sites, they went ahead and selected several unsuitable areas which required multiple site visits. On average applicants took more than three (3) days to identify a suitable site, which, when rolled at large scale is not a sustainable and will lead to a backlog on application.	<ul style="list-style-type: none"> - Municipal officials from the Human Settlement Division to identify suitable areas in each of the informal settlements where there is still space for controlled entry. Several applicants who chose a specific area as their settlement of choice in the application be shown suitable sites in a single day to cut on a number of trips and fast-track the approval process.
3 Personal preference	Not everyone is ready to live in any area irrespective of the need for shelter. Preferences seems to be based along tribal lines, social cohesion and past experience.	<ul style="list-style-type: none"> - Applicants be settled in areas of their choice as indicated in the application as a first option where such is possible.
4 School going children	Households currently renting or accommodated by others and have school going children attending at local schools insist to remain in the area where they currently reside because of their children. At times, the reception area/s in the vicinity are highly congested to accommodate additional housing structures as doing so will go against the principles set in the Development and Upgrading Policy.	<ul style="list-style-type: none"> - Same as above.

Challenge	Emerging issues	Possible solution
5 Access to services	When an applicant is authorised to erect their house (structure), they demand to be located closer to services such as water, sanitation and public transport. At times this is not possible as there might not be an open space near these essential services.	<ul style="list-style-type: none"> - In order for the programme to be successful, access to basic services be increased to levels recommended in the Development and Upgrading Policy or better; and - Easy access to ablution facility is one of the reasons that lead applicants to insist on proximity. Applicants will be inducted on service levels in the Development and Upgrading Policy and be encouraged to construct their own toilet in line with the Policy and the Community-Led Total Sanitation (CLTS) Programme.
6 Resistance/rejection by community	In certain cases, residents feel entitled to a certain area and will resist a new person constructing a new house. This may lead to land invasion or attempts to invade the land.	<ul style="list-style-type: none"> - Intensify public education so that people have full understanding and appreciation of the programme.
7 Political influence	When the entry of a particular person is not supported by a particular politician, the community will be mobilised to resist such move. This also happens when the applicant is not happy with the site or area identified for him or her to settle.	<ul style="list-style-type: none"> - Same as above.
8 Lack of awareness amongst stakeholders	The initiative needs to be shared with both internal and external stakeholders.	<ul style="list-style-type: none"> - Same as above.

- 3 That the Strategic Executive: Housing, Property Management and Human Settlement, in close consultation with the Acting Chief Executive Officer (Manager: Mayoral and Council Affairs), develop a programme for public education on controlled entry to the informal settlements.
 - 4 That the Strategic Executive: Housing, Property Management and Human Settlement, in close consultation with the Head: City Police, identify suitable sites in the informal settlements for the establishment of satellite offices to be used by the two (2) departments for work related to the implementation of the controlled entry to informal settlements and the Development and Upgrading Policy.
 - 5 That the identification process be completed within a period of two (2) months and satellite offices to start operating within a period of six (6) months from the date of this Council Resolution.
 - 6 That the resolution be implemented prior to confirmation of the minutes.
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[Municipal Council Agenda: 2021-10-28]

10.2.2

GOV.5 [HPH] DEVELOPMENT OF A RELOCATION CENTRE TO SERVE AS TEMPORARY ACCOMMODATION FOR BENEFICIARIES OF THE AFFORDABLE HOUSING PROGRAMME (L/Relocation site)

Introduction

The purpose of this item is to motivate construction of a 'Relocations Centre' to serve primarily as a temporary accommodation for beneficiaries of the Affordable Housing Programme whilst their houses are under construction. The Relocation Centre will also serve as an emergency shelter in case of emergency or disaster in line with the Development and Upgrading Policy.

Background

In the 2011 National Housing and Population Census nine hundred and two thousand seven hundred and sixteen (902 716) persons representing 43 % of Namibia's population lived in urban areas. From the given total of three hundred and twenty five thousand eight hundred and fifty eight (325 858) persons or 36 % of the urban population lived in Windhoek. For the period 2001 to 2011 (Census to Census), Windhoek received an additional ninety two thousand three hundred and twenty nine (92 329) people from both in-migration and natural growth of which thirty eight thousand eight hundred and seventeen (38 817) or 42 % called the informal settlements their home. The number of people living in Windhoek's informal settlements continue to increase, in 1995 about 15 % of Windhoek's residents lived in informal settlements, this increased to 21 % in 2001 and 27 % in 2011. In 2017, Namibia's urban and rural population equalised, Windhoek's informal settlements were estimated to have reached 31 %. It is widely expected based on past trend that, the 2021 Housing and Population Census will reveal a more urban Namibia thus calling for more focused interventions on land and housing delivery.

To move towards a solution, the Windhoek Transformational Strategic Plan (2017-2022) identified delivery of serviced land and housing as a strategic focus area. In March 2019, Council per Resolution 53/03/2019, **attached as pages 127 - 133 to the agenda**, approved the '*Proposal for Affordable Housing*' marking the first time, post-independence that Council committed to intervene in the housing market for the urban poor and directly deliver affordable housing units.

The proposal for affordable housing groups beneficiaries is as per the following three (3) broad categories:

- **Ultra-ultra-low cost:** Those that can afford the repayment of a property (erf excluded) of less than N\$100 000.00 over a period of twenty (20) years translating to a payment of N\$1 100.00 monthly. These are people who earn N\$3 000.00 monthly and below and are currently catered for under the Build Together Housing Scheme. The target group for this category are domestic workers, vendors, construction workers, security guards and similar. They constitute 63 % of the City's Waiting List;

- **Ultra-low cost:** Those that can afford the repayment of a property (erf excluded) between N\$101 000.00 and N\$250 000.00 over twenty (20) years, translating to a repayment of N\$1 100.00 to N\$2 500.00 monthly. These are people who earn between N\$3 000.00 to N\$5 000.00 and are currently catered for under the Windhoek Housing Scheme. The target group for this category are labourers, i.e. Cleaners, Gardeners, Artisans and municipal employees (Grading A2) in the Government and private sector and similar. They constitute 20 % of the City's Waiting List; and
- **Low cost:** Those that can afford the repayment of a property (erf excluded) worth above N\$251 000.00 but below N\$600 000.00 over twenty (20) years, translating to a repayment of N\$2 650.00 to N\$6 100.00 monthly. These are people who earn between N\$5 000.00 to N\$15 000.00. The target group for this category are nurses, teachers, police officers, army officers, bank clerks, municipal employees (Grading A3 and B-Band), the Government employees and similar. They constitute 17 % of the City's Waiting List.

To put in motion the Affordable Housing Programme, Council committed to avail N\$144.9 million over a period of three years from July 2018 to June 2020. However, due to budgetary constraint no funds were availed. Budgetary provision was made in the 2021/2022 Budget and it is expected that the project will be implemented as planned.

In 2020, the Municipality of Windhoek, the National Housing Enterprise (NHE), the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development agreed to work together on the pilot low-income housing project known as the Informal Settlement Upgrading Pilot Affordable Housing Project (ISUPAHP). The parties formalised their relationship through a Memorandum of Understanding (MoU) and committed to jointly pool resources together and construct one thousand two hundred (1 200) affordable housing units for the benefit of ultra-low and low income inhabitants of informal settlements in Windhoek over the period of twenty four (24) months from July 2020. Council Resolutions 53/03/2019 (Proposal for Affordable Housing) and 203/06/2020 (Informal Settlement Upgrading Affordable Housing Project), are **attached as pages 127 - 133 and 134 - 137 respectively to the agenda.**

Discussion

The Municipality of Windhoek and the National Housing Enterprise (NHE) are the main implementing agencies with each required to construct 600 houses by the end of the project period. Thus, for the period July 2020 to June 2021, the Municipality of Windhoek on its part ought to have delivered three hundred (300) houses to beneficiaries in project areas. However, due to a number challenges which includes, among others, confined working space due to smaller size of the plot (being less than 300 m²), a total of one hundred and ninety four (194) houses were completed by the implementing agencies by 31 May 2021 whilst fifty four (54) houses were still under construction. Additional twenty three (23) houses were completed in June 2021 bringing the total number of completed houses to two hundred and seventeen (217). The shortfall from the set target is three hundred and eighty three (383) house which the partners commits to complete by November 2021 in addition to three hundred (300) houses that forms part of the first part of Phase 2. The progress

Report on the implementation of the pilot project is **attached as pages 138 - 146 the agenda.**

Sites in project areas such as Onyika Informal Settlement and Freedom Land A and B is 150 m² in extent with street width measuring between 8 to 10 metres. The smaller plot sizes make it difficult to accommodate project beneficiaries on site whilst construction is ongoing. Equally, the same goes for narrow streets as efforts to place material on the sidewalk leads to obstruction and inconvenience. The photographs, **attached as page 147 to the agenda**, show inconvenience caused during construction on one hand and the improvement brought about the project when more informal structures are replaced with completed house.

Other challenges that contributed to missing the target of completing three hundred (300) houses are administrative in nature and can be resolved by improvements in the administrative process. The challenges include delays in submission of building plans, delay in obtaining neighbours' consent, frequent change of typologies by beneficiaries resulting in plan resubmission that contributes to delays, change of mind by beneficiaries due to varied reasons resulting in cancellation of an approved building plan, pending statutory approval process which increases the risk of the project, beneficiaries wanting a higher housing type than one they can afford, misunderstanding of the Flexible Land Tenure System, delay in starting with the construction due to an obstruction by services such as telephone pole, electrical or sewer line that may require diversion, and last but not least, the opening of a water account by the Contractor.

Unlike other challenges that can be resolved through an administrative process, or quick interventions by the project team. The solution to confined working space lays in the relocation of beneficiaries to an alternative site. This entails identifying a suitable site, installation of basic services at the identified site and construction of temporary accommodation to accommodate project beneficiaries whose houses are under construction. Relocation of households to a temporary accommodation during the construction period, will allow for a shorter construction period which will result in more houses completed. The temporary accommodation will be used for both the pilot project and the implementation of the Municipality's own affordable housing project planned for implementation from July 2021. In addition to the primary use set out above, the relocation sites, to be known as relocation centres will also serve as an emergency shelter in case of emergency or disaster in line with the Development and Upgrading Policy.

Proposal

In April 2018 the informal settlement of Nalitungwe in Okuryangava, was hit by a devastating flash flood that resulted in the death of a mother and child. An assessment done by the Municipality revealed that the site occupied by the family was unsuitable for occupation and recommended that surviving members of the family (father and few days old baby) together with twenty seven (27) equally affected households be relocated permanently to an alternative site in Otjomuise. To avoid perpetuation of the same poor living conditions, the site was to be serviced based the draft layout which already received clearance from service divisions within the organisation.

For a reason that, the site did not yet receive planning approval from the statutory planning authority in the country, means the solution to be implemented on site should be of a temporary nature. Thus, the housing unit while durable can be assembled, dismantled, and rebuilt with ease. Permanent solutions such as the use of brick and mortar be done on sites that have cleared the statutory procedure.

At the time of finding a solution for flood victims, the Namibia University of Science and Technology (NUST) was approached in the ambit of the subsisting Memorandum of Understanding (MoU) to provide designs for a temporary housing solution that is durable, easy to build, dismantle and relocate. The Namibia University of Science and Technology (NUST) considered the use of reusable panels as the most suitable option given that the area was still undergoing the statutory planning process. A proposal by the Namibia University of Science and Technology (NUST) is **attached as pages 148 – 181 to the agenda**. The twenty seven (27) houses at an estimated cost of N\$58 461.51 each complete with fittings but without municipal services would cost N\$1 578 460.77.

The emergency shelter proposal was never implemented; therefore, without reinventing the wheel, the proposal by the Namibia University of Science and Technology (NUST) should be implemented at the same site in Otjomuise and sites in Okuryangava, Havana and Goreangab and other areas to be identified by the Strategic Executive: Housing, Property Management and Human Settlement. Further, that the funding for the project be sourced through the Mayoral Relief Fund.

Conclusion

This item motivated the need for construction of a ‘Relocations Centre’ to serve primarily as a temporary accommodation for beneficiaries of the Affordable Housing Programme whilst their houses are under construction. The Relocation Centre will also serve as an emergency shelter in case of emergency or disaster in line with the Development and Upgrading Policy.

Management Committee

RECOMMENDED

- 1 That the Memorandum of Understanding (MoU) entered into by the Municipality of Windhoek, the National Housing Enterprise (NHE), the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development for the construction of one thousand two hundred (1 200) affordable housing units for the benefit of ultra-low and low-income inhabitants of informal settlements in Windhoek over the period of twenty four (24) months from July 2020 to June 2022, be noted.
- 2 That challenges faced in the construction of affordable housing units under the pilot project such as confined working space due to smaller plot sizes and the need to relocate households to alternative sites whilst construction is underway, be noted.
- 3 That Council’s intent to construct houses in the informal settlements as put forward in Council Resolution 53/03/2019, **attached as pages 127 - 133 to the agenda**, through its own initiative be noted.

- 4 That, to fast track the implementation of the pilot project and as well prepare for Council's Affordable Housing Programme, suitable sites be identified for the construction of houses to serve as temporary accommodation for beneficiaries of both the Affordable Housing Pilot Project and Council's Affordable Housing Programme.
- ***
- 5 That the proposal for an emergency shelter developed by the Namibia University of Science and Technology (NUST) for flood victims, **attached as pages 148 - 181 to the agenda**, which was never implemented, be adopted as part of Council's temporary housing solution for accommodating beneficiaries of the Affordable Housing Pilot Project and Council's Affordable Housing Programme.
- 6 That the primary site for the temporary accommodation, be at the same in Otjomuise as put forward in the proposal by the Namibia University of Science and Technology (NUST).
- 7 That the Strategic Executive: Housing, Property Management and Human Settlement identify other alternative sites in areas where the Affordable Housing Pilot Project or Council's Affordable Housing Programme will be implemented.
- 8 That the Strategic Executive: Housing, Property Management and Human Settlement manage the construction of temporary accommodation and further explore and implement other alternative building technologies that are similar in quality and costing.
- 9 That the Strategic Executive: Economic Development and Community Services take the necessary steps and ensure that environmental clearance is obtained at all sites where temporary accommodation will be implemented.
- 10 That the Acting Chief Executive Officer provide overall leadership to the implementation of the project, and further that funding be sourced from the Capital Budget on land servicing and housing and as well, the Mayoral Relief Fund.
- 11 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

Activity	Funds required (NS)	Total (NS)	Funds available
Construction of twenty seven (27) houses	Estimated at ± N\$70 000.00 per structure (complete with fittings and connection)	1 890 000.00	- Item 4000/06/3/10/0698 (Council Housing Construction Programme); and - Item 4000/06/3/10/0006 (Civil Services Construction)

[Municipal Council Agenda: 2021-10-28]

10.2.3

GOV.6 [HPH] APPROVAL OF THE AFFORDABLE HOUSING POLICY (L/Housing Policy) (2/1/11/3)

Management Committee at its meeting held on 6 July 2021 per Item GOV.7 *inter alia* resolved that a workshop on the Policy be held with all the Councillors, whereafter it be resubmitted, for consideration. A workshop with Councillors was held on 26 July 2021. Inputs from the Management Committee meeting and workshop with the Councillors was incorporated according.

The Affordable Housing Policy, **attached as pages 182 - 212 to the agenda**, is hereby submitted for consideration.

Introduction

The City of Windhoek is mandated with the responsibility of ensuring the provision of housing and serviced land for its residents. As part of achieving this mandate, Council has implemented the Build Together Programme of Government, the Windhoek housing Scheme, entered into various Public Private Partnerships (PPPs) for servicing of land and continues to lease land and provide Occupation Certificates to those occupying land in the informal settlements. The implementation of the Flexible Land Tenure Act is a further attempt to ensure that residents obtain security of tenure. Through the housing schemes, Council is ensuring that the residents who cannot afford bank guaranteed funding are given an opportunity to own land and housing. In 2017, Council further increased the emphasis on housing and land delivery by providing for this function in its organisational structure and its Transformational Plan (2017-2022).

In 2019, Council approved the implementation of the Affordable Housing Programme and at the time, recognised the need for an Affordable Housing Policy.

The Affordable Housing Policy aims to set out the intent of Council regarding the provision of affordable housing and to provide a framework and align all housing related activities and programmes.

The Affordable Housing Policy was developed in-house by the Housing and Land Delivery Division and the various internal departments were consulted for input.

Consultation process

The draft Affordable Housing Policy was circulated to all internal stakeholders and consultations were held with various technical departments as follows:

Date	Stakeholder
9 February 2021	Department of Housing, Property Management and Human Settlements
10 February 2021	Building Control; Sustainable Development; and Urban Planning
11 February 2021	Transportation Planning; Engineering Services; and Electricity
12 February 2021	Finance and Customer Services; Legal Services; Environment; Information and Communication Technology; and Architecture
26 July 2021	Honourable Councillors

Valuable comments and inputs were received and incorporated accordingly into the final draft as presented herein. The updated draft Policy was then circulated to the Strategic Executives for their inputs and comments which comments were used to further refine the draft Affordable Housing Policy. Valuable comments from Management Committee meeting held on 6 July 2021 and workshop with Councillors on the Policy held on 26 July 2021 were incorporated accordingly.

The Affordable Housing Policy

The vision of this Policy is to provide housing as a means of upgrading livelihoods and restoring the dignity of people whilst contributing to development of the built environment. This vision rests on the principles of partnership with relevant stakeholders, subsidisation, quality, affordability, optimisation and innovation.

The objectives of this Policy are:

- To provide the lower income beneficiaries within the city with incremental housing solutions in accordance with their levels of affordability;
- To ensure residents obtain security of tenure;
- To establish acceptable housing typologies for various income categories;
- To facilitate access to credit/loan facilities for purchasing of a house;
- To promote a safe and healthy built environment through decongestion of areas;
- To increase the quality of life by improving living conditions; and
- To continually research housing construction methods and technologies.

Implementation of the Affordable Housing Policy

The Policy identifies the targeted income groups as well as the strategy of how Council envisages to address the housing need among the intended beneficiaries.

The identified target income groups are as follows:

- Lower middle income housing means the provision of housing for beneficiaries that can afford a property (including erf) between N\$450 000.00 and N\$600 000.00. The target group for this category are nurses, teachers, police officers, army officers, bank clerks, municipal and government employees and similar.
- Low income housing means the provision of housing for beneficiaries that can only afford a property (including subsidised erf) between N\$220 000.00 and N\$400 000.00. The target group for this category may include clerical and administrative staff in both public and private sector, artisans, municipal and government employees and similar.

- Ultra-low income means the provision of housing for beneficiaries that can only afford a property (including subsidised erf) between N\$120 000.00 and N\$150 000.00. The target group for this category may include cleaners, domestic workers, vendors, construction workers, security guards and similar.

The Policy makes provision for subsidisation of the serviced erf by Council and/or Central Government to be applied to various projects depending on Council's financial position and the objectives of the respective project under the Affordable Housing Programme. The subsidisation rate of 65 % and 75 % of erf development cost will only be for the low and ultra- low income categories respectively.

The estimation of the range of property price for each income category includes both erf and house price as illustrated in the table, **attached as page 213 to the agenda.**

The development cost of the erven ranges from N\$450.00/m² to N\$660.00/m² depending on the area being developed and the level of service. In the table above, an average of N\$550.00/m² (2021 figures) was used. The erf sizes range from 150 m² to 450 m² depending on the income category. Note should be taken that the development cost increases annually based on inflation and other market forces.

The table illustrates the erf costs (both full erf price and subsidised erf price) for comparison. The table further illustrates the lower limits which are not realistic in terms of their ability to develop a house *plus* erf (e.g. house prices of below N\$100 000.00) but are included for illustration purposes. The table further highlights the ranges within which a house *plus* erf can be developed based on current market values for projects under execution e.g., Informal Settlement Housing Pilot Project (refer to shaded areas).

The implementation of the Policy will be through various Affordable Housing Programmes that Council will implement in both brownfield and greenfield. The Project specific requirements will be specified at the time of implementation and submitted to Council for approval prior to implementation.

Funding for implementation of Affordable Housing Programmes is vital to the success of the Policy and therefore Council commitment is needed to ensure continuous and consistent provision of housing within the City.

The implementation of the Policy will see an increased participation by Council in the Housing space thus increasing the opportunity for residents to obtain affordable housing and credit facilities enabling the ownership of houses and security of tenure.

Conclusion

The plight of affordable housing is one that has been expressed by residents over any years. The joy at a resident finally owning a house is evident in the recipients of the current Informal Settlement Housing Pilot Project. Although this is a mammoth task, it is achievable if all stakeholders do their part. The Policy provides a statement of intent by Council and aims to provide direction towards

ensuring that many more residents have their dream of owning a house finally realised.

Management Committee

RECOMMENDED

- ***
- 1 That the Affordable Housing Policy, **attached as pages 182 - 212 to the agenda**, be approved as the document which will govern all housing activities and processes within the Municipal Council of Windhoek.
 - 2 That the resolution be implemented prior to confirmation of the minutes.

[Municipal Council Agenda: 2021-10-28]

10.2.4

GOV.7 [HPH] ADOPTION AND PUBLICATION OF THE WAITING LIST (L/Emergency shelter)

Introduction

The purpose of this item is to seek approval for the adoption and publication of the waiting list for prospective purchasers and prospective tenants.

Background

- ***
- Council per Resolution 367/10/99, **attached as page 214 to the agenda**, approved a Policy on the allocation principles to prospective tenants or purchasers wishing to lease or acquire land in the low-income areas by private treaty. The Policy was revised per Council Resolution 184/06/2010, **attached as page 215 to the agenda**. The objective of the Policy was to provide guideline for sale and lease of land in areas set aside for low and ultra-low income land allocation, the areas identified include but not limited to Katutura, Wanaheda, Okuryangava, Wanaheda, Okuryangava, Goreangab, Hakahana, Havana and Otjomuise.

It was a set condition of the Policy that prospective purchasers and tenants be registered using a standard registration and their information entered in a database that would constitute a waiting list. Specific allocation conditions were set for prospective purchasers, prospective tenants and Savings Groups:

Conditions of allocation for prospective purchasers

- That all single residential erven that become available in the low income area would be reserved for registered individual.
- That observance to the Waiting List order be strictly applied.
- That only households with an income between N\$3 000.00 and N\$8 000.00 would be allowed to register as a prospective purchaser.

- That households that already have or previously had a property registered in their name would not be allowed to register as prospective purchaser.

Conditions of allocation for tenants

- That households with an income lower than N\$3 000.00 would be allowed to register on the tenant list.
- That for single residential erven allocated for leases, a Lease Agreement with an option to purchase be exercised at five (5) year interims.

Conditions of allocation for Savings Group

- That individual households that register as a group should not earn an income higher than N\$3 000.00.
- That self-help groups applying for allocation of land either for leasehold or sale submit a list with all participating members with an indication of names, proof income levels, place of residence, contact information, nationality and period of residence in Windhoek and an indication of previous land ownership/tenancy.

At a workshop on land delivery held in February 2015, the following were identified as the main challenges facing the Policy:

- Disparity between supply and demand of land;
- Data security on the existing erf registration list;
- Affordability;
- Dual registration; and
- The Policy did not cater for relocations associated with the upgrading of settlements.

A condition set in the Allocation Principles stating that *all single residential erven that become available in the low income areas be reserved for individuals registered on the Waiting List*, contradicted the Development and Upgrading Strategy adopted by Council in 1999 (per Council Resolution 372/10/99) which took an incremental in-situ upgrading approach and paralysed efforts to swiftly avail erven for relocation of excess households from upgrading areas which in turn, delayed the entire settlement upgrading efforts. To avoid further contradictions, in 2019, the land allocation principles were incorporated into and replaced by the Development and Upgrading Policy. The Development and Upgrading Policy was adopted per Council Resolution 171/07/2019 as Council's Policy position on the upgrading and formalisation of informal settlements. Council Resolutions 367/10/99, 184/06/2010 and 171/07/2019 are **attached as pages 214, 215 and 216 respectively to the agenda.**

The Development and Upgrading Policy identifies two (2) types of prospective purchasers:

- Prospective purchaser on the Waiting List; and

- Prospective purchasers from upgrading areas.

Prospective purchasers from upgrading project areas are pre-allocated erven or sites as part of the upgrading and formalisation process. Households not living in the informal settlements are assisted as part of new land development projects.

The Waiting Lists

Before, the Mass Land Applications (fourteen thousand and fifty nine (14 059) land applications) received through the Affirmative Repositioning Movement on 21 November 2014, the Municipality maintained five (5) Waiting Lists. To take a snapshot, in 2015, the five (5) Waiting Lists were as follows:

- Prospective purchasers with ten thousand two hundred and forty one (10 241) members;
- Prospective tenants with six thousand one hundred and twenty one (6 121) households;
- Savings Groups with ten thousand the four (10 004) registered members;
- People living with disability with one hundred and fifty five (155) potential beneficiaries; and
- Mass Land Applications with fourteen thousand and fifty nine (14 059) land seekers.

Having regard to the above, in 2015 there were forty thousand five hundred and eighty (40 580) people on Windhoek's Waiting List of which twenty six thousand five hundred and twenty one (26 521) people registered on the Waiting List as prospective purchaser or prospective tenants.

Table 1: Summary of the five (5) Waiting Lists

Type	Total
Prospective purchasers	10 241
Prospective tenants	6 121
Savings Groups	10 004
People living with disability	155
Subtotal	26 521
2014 Mass Land Applications	14 059
Total	40 580

The process of delivering serviced land, due mainly to budgetary constraint is very slow - as a result there is little to no movement on the Waiting List. In 2019, the Department of Housing, Property Management and Human Settlement requested the Department of Information and Communication Technology to develop an electronic database management system. The database system was completed in 2020 and tested for consistency in 2020 and 2021 before going live. Table 2 below, presents a breakdown of the registration of prospective purchasers and prospective tenants per annum for the period 2000 to 2016 including the 2014 Mass Land Applications. Loading of records to the new relational database is ongoing, the current number of prospective purchasers and lessees stands at sixteen thousand seven hundred and ninety four (16 794). The Waiting List incorporating the 2014 Mass Land Applications is **attached as pages 217 - 548 and 549 - 846 respectively to the agenda.**

Table 2: Statistics from the 2016 Waiting List

Year	Total registered (excluding Mass Land Applications)	Prospective Lessee	Prospective purchaser	Prospective purchaser (2014 Mass Land Applications)
2000	242	98	144	0
2001	1 897	971	926	0
2002	833	348	485	0
2003	553	216	337	0
2004	989	374	615	0
2005	1 138	453	685	0
2006	925	379	546	0
2007	1 011	389	622	0
2008	1 052	400	652	0
2009	700	234	466	0
2010	1 045	416	629	0
2011	1 284	432	852	0
2012	1 360	438	922	0
2013	1 167	399	768	0
2014	1 137	406	731	14 059
2015	737	730	7	-
2016	42	42	-	-
2017	-	-	-	-
2018	-	-	-	-
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-
Total	16 112	6 725	9 387	16 112 30 171

It is proposed that the Mass Land Applications be split into the following two (2) categories:

- Applicants that fall under the category of prospective purchasers - to be added to the Waiting List as prospective purchasers on the date they registered and be treated the same with any prospective purchaser; and
- Applicants whose income is higher than that of a prospective purchaser - to be added to the Municipality's Affordable Housing Waiting List in the category they qualify for.

Electronic database and the need for data cleaning

Transfer of the Waiting List from a manual, file-based system to an electronic relational database management system brings with it advantages such as: data integrity, better security, improved data integration, faster data access, easier retrieval, and analysis etc. Access to the database is controlled, identity of a person accessing the database is verified before access is granted. Supervisors will be authorised to make changes to the database and their actions will be traceable. Each entry is assigned a unique number which determines its overall position on the Waiting List. Once the databases are published, members of the public be allowed to submit objections to names on the lists on the basis that, the person appearing on the list owns or owned a property in Windhoek or is a holder of a valid lease with the Municipal Council of Windhoek.

Allocation of land will follow the strict order on the Waiting List with a clear indication of the next person on the list to benefit or to be allocated an erf. In an event an applicant is skipped due to a valid reason due mainly to the applicant's response to the offer, the system requires recording of the reason for future reference. Prospective purchasers and prospective tenants will be able to view the Waiting List and confirm their position but will not be able to make changes to the system. By doing that the public will have trust and confidence on the City Waiting List and Council.

The robustness of the database is dependent on the quality of data in it. Once made public, prospective purchasers and prospective tenants be requested to update their records. In so doing, those whose circumstances have changed and as such not qualifying to be on the database be removed from the prospective purchasers Waiting List and added to the Municipality's Affordable Housing Waiting List. To ensure that data stored in the database is clean and reliable, a principle of 'one (1) person, one (1) record' should be applied to the Waiting List.

The said principle of 'one (1) person, one (1) record' should thus be applied to the Waiting List. No person should appear on multiple kept lists and maintained by the Municipal Council of Windhoek.

The parameters to be applied on the Waiting List is set out in the Development and Upgrading Policy. The parameters in reference will not be applicable to the 2014 Mass Applications as the applications were not received as part of the Waiting List but rather as application for land. To accommodate the 2014 Mass Land Applications, the cap of N\$8 000.00 per month be removed but such cap be retained on prospective purchasers or tenants.

Conclusion

This item motivated the need for the adoption and publication of the Waiting List for prospective purchasers and prospective tenants. Publishing the Waiting List will confirm the Municipal Council's commitment to render efficient and effective services in a transparent manner.

Management Committee

RECOMMENDED

- 1 That the backlog on the delivery of land and housing, be noted with concern.
- *** 2 That Council Resolutions 367/10/99 (Allocation Principles), 184/06/2010 (Revised Allocation Principles) and 171/07/2019 (Development and Upgrading Policy), **attached as pages 214, 215 and 216 respectively to the agenda**, be noted.
- *** 3 That Waiting List for prospective purchasers, prospective tenants and the 2014 Mass Land Applications, **attached as pages 217 - 548 and 549 - 846 respectively to the agenda**, be noted and approved.

- 4 That the Strategic Executive: Housing, Property Management and Human Settlement do or cause to be done all that is necessary and ensure the following:
 - 4.1 That the current manual or file-based database on prospective purchasers, prospective tenants, savings groups including their membership, and people living with disability, be converted into an electronic database system and published on a municipal webpage for public access.
 - 4.2 That when the electronic database per paragraph 4.1 above is made, the public, prospective purchasers and prospective tenants be requested to update their records. [In so doing, those whose circumstances have changed and as such not qualifying to be on the database be removed from the prospective purchasers Waiting List and added to the Municipality's Affordable Housing Waiting List.]
 - 4.3 That once the databases are published, members of the public be allowed to submit objections to names on the lists on the basis that the person appearing on the list own or owned a property in Windhoek or is a holder of a valid lease with the Municipal Council of Windhoek.
 - 4.4 That parameters to be applied on the Waiting List be set out in the Development and Upgrading Policy. [The parameters in reference will not be applicable to the 2014 Mass Land Applications as the applications were not received as part of the Waiting List but rather as application for land.]
 - 4.5 That, to accommodate the 2014 Mass Land Applications, the cap of N\$8 000.00 per month, be removed but such cap be retained on prospective purchasers or tenants.
 - 4.6 That the 2014 Mass Land Applications be split into two (2) as follows:
 - 4.6.1 That applicants that fall under the same income category as prospective purchasers on the Waiting List, be added to the Waiting List as prospective purchasers on the date they registered and be treated the same with any prospective purchaser.
 - 4.6.2 That applicants whose income is higher than that of prospective purchasers, be added to the Municipality's Affordable Housing Waiting List in the category they qualify for.
 - 4.7 That, to ensure that the lists are clean all the time, a principle of 'one (1) person, one (1) record', be applied to the Waiting List.
 - 4.7.1 That no person appear on multiple lists kept and maintained by the Municipal Council of Windhoek.
 - 5 That the allocation of land to people on the Waiting List, as and when available, be done strictly in accordance with the Waiting List.
 - 6 That the resolution be implemented prior to confirmation of the minutes.
-

[Municipal Council Agenda: 2021-10-28]

10.2.5

GOV.8 [HPH] PREVENTION OF LAND INVASION (L/Update-Land Invasion)

Purpose

The purpose of this item is to provide an update on the current land invasion and request the political leadership to provide guidance.

Update

The current land invasion is one of the worst in many years and risk turning the City into disorderliness that will take many years, if not decades to correct. The situation on the ground is bad and calls for an urgent intervention by the political leadership. Land invasion is currently taking place in all townships located north-western part of the City. The worst affected is Okuryangava where the situation has degenerated into chaos. Under the current circumstances, it is difficult for officials from the City Police and the Department of Housing, Property Management and Human Settlement to carry out their duties.

Currently, over 30 % of Windhoek's population live in the informal settlements. Therefore, every case of land invasion, no matter how small, increases the proportion of people living in the informal settlements. As a local authority, we should embrace 'controlled entry to informal settlements' as a better way of dealing with people in desperate need of shelter. Doing so, will reduce the number of demolitions and move us towards normalisation. Initiatives such as 'controlled entry to informal settlements' no matter how noble, will require political support to succeed.

Conclusion

The current land invasion is the worst seen in many years. Urgent intervention by the political leadership is needed to normalise the situation.

Management Committee

RECOMMENDED

- 1 That the ongoing land invasion be noted, and it further be noted that it is one of the worst experienced in any year.
- 2 That with 'controlled entry to the informal settlement areas' Council adopt and enforce zero tolerance on land invasion.
- 3 That no services be extended to the newly invaded areas or any other future invaded areas.

[Municipal Council Agenda: 2021-10-28]

10.2.6

GOV.9 [HPH] OUTCOME OF THE WORKSHOP ON LAND AND HOUSING (L/Land and Housing Workshop)

Introduction

The Workshop on Land and Housing was held from Monday, 30 August 2021 to Friday, 3 September 2021 at Midgard Country Estate. The purpose of this item is to present the Workshop Report for approval and adoption as an official Organisational report for implementation across the Organisation. The programme for the workshop is **attached as pages 1198(a) – 1198(b) to the agenda.**

Short, medium and long term interventions for the low, middle and high income groups

Following extensive deliberations, the following was adopted as the short, medium and long term interventions for the low, middle and high income groups in regard to the delivery of land and housing:

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
1 Law reform	Local Government reform	Initiate discussions with the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on Local Government reform and provide input where required to facilitate implementation.			Responsible Committee(s) of Council Chief Executive Officer
2 Urbanisation	Urbanisation management	Engage the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on the need to develop a Regional and National Urbanisation Strategy/Policy inclusive of a fixed funding formula to local authorities. Establish a Task Team on Urbanisation Management (by November 2021) whose immediate task will be to review current laws and policies, recommend possible reforms and provide input to the development of a National Urbanisation Strategy/Policy.	Provide input to the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on Urbanisation Management inclusive of fixed annual funding for the upgrading and formalisation of informal settlements.	Responsible Committee(s) of Council Chief Executive Officer Task Team	

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
3 Governance	Bureaucracy and need for a municipal owned company	Register a municipal Holding Company to be known as Nova Actus (per the reserved name) and its subsidiaries including a subsidiary to deal with land and housing development. Registration of a company to deal with delivery of serviced land was initially proposed in 2015 during a Land Delivery Retreat.			Chief Executive Officer Legal Division
4 Funding	Availability of funding to implement land development and housing projects	Within a period of six (6) months, a subsidiary under Nova Actus Holding Company submit a funding proposal to Council for consideration inclusive of a proposal on insurance for low cost housing.	Implement funding solutions (including housing insurance), engage relevant stakeholders and avail funds for land development and housing.		Financial Sustainability Committee Chief Executive Officer Department of Finance and Customer Care
	Debt swap/write-off of historical debt from the Central Government amounting to N\$700 million	Finalise ongoing negotiations on debt swap or write-off of N\$700 million on historical onward lending loans from the Central Government.			Financial Sustainability Committee Chief Executive Officer Department of Finance and Customer Care
5 Management	Project Management	Establish a Project and Programme Management Office (PPMO) for Land Development and Housing to be staffed through secondments from various departments involved in the land development and housing value chain and fixed-term employment.	Implement land development and housing projects and programmes in strict adherence to project management principles.		Chief Executive Officer Departmental Heads
		Avail office space for the Project and Programme Management Office (PPMO) and supply with necessary tools, equipment, software, etc.			Chief Executive Officer Strategic Executive: Housing, Property Management and Human Settlement

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
6 Land	6.1 Community leadership structure	Establish community leadership structure in the informal settlement in line with the Development and Upgrading Policy.			Office of the Mayor (assigned Councillors) Office of the Chief Executive Officer (Public Participation) Department of Housing, Property Management and Human Settlement (Human Settlement) City Police
	6.2 Urban agriculture	Promote urban agriculture to ensure food security taking into consideration water scarcity and environmental sensitivity.			Department of Housing, Property Management and Human Settlement. Department of Economic Development and Community Services
	6.3 Land invasion	Implement zero-tolerance on land invasion in line with Council Resolution 30/02/2021 (Prevention of Land Invasion)			City Police Department of Housing, Property Management and Human Settlement Legal Division Office of the Mayor (assigned Councillors) Office of the Chief Executive Officer (Public Participation) Marketing Customer Care
	6.4 Security of tenure	Fast-track the issuance of Certificates of Recognition of Occupation to residents of the informal settlements issued in line with the Development and Upgrading Policy read together with Council Resolution 21/02/2020 (acknowledgement of Occupation for Households in Informal Settlements).			Department of Housing, Property Management and Human Settlement
	6.5 Security of tenure access to services, movement network and opportunities	Implement controlled entry to informal settlements to cater for immediate genuine accommodation need in line with Council Resolution 38/02/2021 (procedure for handling humanitarian land and shelter requests).			Department of Housing, Property Management and Human Settlement.
		Pre-allocate land in the low income areas in line with Council Resolution 31/02/2021 (pre-allocation of land in low-income areas).			Department of Housing, Property Management and Human Settlement.
		All leases in informal settlements that have undergone an upgrading intervention be kept up-to-date and the remaining statutory town planning process be finalised to pave way for entry with project beneficiaries into lease with an option to buy or a Sales Agreement in line with Council Resolution 31/02/2021 (pre-allocation of land in low-income areas).			Department of Housing, Property Management and Human Settlement.
Finalise the implementation of the Flexible Land Tenure System in the pilot project areas.		Record lessons, refine approach and expand the Flexible Land Tenure System to other low-income areas.		Department of Housing, Property Management and Human Settlement.	
Implement all provisions of the Development and Upgrading Policy to achieve improved access to services, movement networks and opportunities.			Department of Housing, Property Management and Human Settlement.		
Provide regular update to Council on progress.					

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
	6.6 Waiting List	Council to resolve on the adoption and publication of a waiting list and consolidate all lists into a single land application waiting list.			Councillors (decision)
	6.7 Mass housing (Otjomuise Extension 10)	Engage the developer of Otjomuise Extension 10 (Mass Housing Project) and agree on release schedule of completed houses and render the developer necessary support.	Provide necessary support to the developer fast-track the implementation of remaining phases.		Responsible Committee(s) of Council Chief Executive Officer Department of Housing, Property Management and Human Settlement
	6.8 Mass Urban Land Servicing Project (Goreangab Extension 4)	Terminate services of the current developer, the Roads Construction Company (RCC) and their Sub-Contractors due to poor performance and then finalise the remaining work with the City of Windhoek's Contractors and ensure Phase 1 of the project is ready before the end of the year (2021) for the implementation of Council's Housing Project.			Responsible Committee(s) of Council Chief Executive Officer Department of Housing, Property Management and Human Settlement
	6.9 Establishment of new townships	Implement large-scale land planning with the target of creating 7000 erven in informal settlements and 3000 in formal areas in addition to the 5000 erven to be created through a pre-allocation intervention as put forward in Council Resolution 31/02/2021. The activity should be linked to a budget.		Hand-over of erven for servicing.	Department of Housing, Property Management and Human Settlement.
	6.10 Policy on Public Open Spaces - subdivision of 10 metre strips	Proceeds from the sale of land resulting from subdivision of public open spaces be set aside for the development of public open spaces by converting them into attractive spaces with family parks, walking trails etc. When dealing with subdivision applications, care should be taken to ensure that where it is possible to do so, an erf be created instead of a 10 metre strip.			Department of Housing, Property Management and Human Settlement Department of Urban and Transport Planning Department of Finance and Customer Care
	6.11 Early exit from Public Private Partnership (PPP) Agreements	Motivate early exit from the current Public Private Partnership (PPP) Agreements for land development.			Department of Housing, Property Management and Human Settlement
	6.12 Environmental clearance	Implement modalities to streamline and shorten the environmental clearance process			Department of Economic Development and Community Services

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
7 Housing	7.1 Affordable Housing Pilot Project (Quadripartite – City of Windhoek, National Housing Enterprise (NHE), Khomas Regional Council (KRC), Ministry of Urban and Rural Development)	Fast-tracking of the implementation of the Affordable Housing Pilot Project to meet the target set for Year 1 (six hundred (600) houses). Establish relocation centres as part of the fast-tracking process. The relocation centers to be used for Council's Housing Programme as well in addition for use during emergencies and disasters.	Deliver the remaining six hundred (600) houses by June 2022 to meet the project target of one thousand two hundred (1 200) houses in two (2) years. Prepare project review report and record lessons.	Engage the Ministry of Urban and Rural Development on the possible extension of the project to Phase 3.	Department of Housing, Property Management and Human Settlement Department of Information and Communication Technology
	7.2 Waiting List for affordable housing	Compile a waiting list for Council's funded Affordable Housing Programme and record such list on a database.	Maintain and update the Affordable Housing Database. Harmonise the waiting list on affordable housing with the waiting list on land.		Waiting List for Affordable Housing
	7.3 Windhoek Housing Programme (WHP)	Implement Council funded Affordable Housing Programme starting with Goreangab Extension 4.	Expedited implementation of the Windhoek Housing Programme.		Department of Housing, Property Management and Human Settlement
	7.4 Rental housing (new Windhoek concept)	Develop plans and proposals for a Municipal Rental Housing Concept on a site in Cimbebasia with a potential yield of over nine hundred (900) housing units. The development proposal should capture a paradigm shift on the provision of high density housing and promote quality living space where the young and old will live side-by-side. The proposal should take into consideration issues such as aesthetics, privacy (limited access to private living space) etc.	Refine and submit proposals for consideration by the Technical Team, Executive Leadership and Councillors. Prepare final plans for implementation. Implement Project.		Department of Housing, Property Management and Human Settlement Department of Urban and Transport Planning
	7.5 Partnership with the National Housing Enterprise (NHE) for housing development	Consider proposal for partnership with the National Housing Enterprise (NHE) for housing development.	Sign Memorandum of Understanding (MoU) with the National Housing Enterprise (NHE) for the implementation of housing project in various areas. Implement project.		Council (decision) Department of Housing, Property Management and Human Settlement Legal Division
	7.6 Development Agreement for land servicing and housing development by Affiliated and Non-Affiliated Saving Groups.	Submit proposal for partnership in land and housing development with Affiliated and Non-Affiliated Saving Groups to Council.	Sign Development Agreement with Groups for the implementation of housing project. Implement project.		Department of Housing, Property Management and Human Settlement. Legal Division

Conclusion

The Workshop on Land and Housing was a success and key highlight of the year. Deliberations subsequent to each presentation culminated in clear resolutions for land and housing in Windhoek for all income categories and multitude of land-use on a short, medium and long term basis.

Management Committee

RECOMMENDED

1 That the Workshop on Land and Housing which was held from Monday, 30 August 2021 to Friday, 3 September 2021 at Midgard Country Estate, be noted.

2 That the Workshop Report, **attached as pages 847 – 1198 to the agenda**, be approved and implemented accordingly.

3 That the short, medium and long term interventions for the low, middle and high income in regard to the delivery of land and housing agreed at the workshop outlined fully in the following table and included accordingly in the Workshop Report mentioned above, hereby be affirmed as a true reflection of the workshop outcome and approved for immediate implantation:

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
1 Law reform	Local Government reform	Initiate discussions with the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on Local Government reform and provide input where required to facilitate implementation.			Responsible Committee(s) of Council Chief Executive Officer
2 Urbanisation	Urbanisation management	Engage the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on the need to develop a Regional and National Urbanisation Strategy/Policy inclusive of a fixed funding formula to local authorities. Establish a Task Team on Urbanisation Management (by November 2021) whose immediate task will be to review current laws and policies, recommend possible reforms and provide input to the development of a National Urbanisation Strategy/Policy.	Provide input to the Khomas Regional Council (KRC) and the Ministry of Urban and Rural Development on Urbanisation Management inclusive of fixed annual funding for the upgrading and formalisation of informal settlements.		Responsible Committee(s) of Council Chief Executive Officer Task Team

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
3 Governance	Bureaucracy and need for a municipal owned company	Register a municipal Holding Company to be known as Nova Actus (per the reserved name) and its subsidiaries including a subsidiary to deal with land and housing development. Registration of a company to deal with delivery of serviced land was initially proposed in 2015 during a Land Delivery Retreat.			Chief Executive Officer Legal Division
4 Funding	Availability of funding to implement land development and housing projects	Within a period of six (6) months, a subsidiary under Nova Actus Holding Company submit a funding proposal to Council for consideration inclusive of a proposal on insurance for low cost housing.	Implement funding solutions (including housing insurance), engage relevant stakeholders and avail funds for land development and housing.		Financial Sustainability Committee Chief Executive Officer Department of Finance and Customer Care
	Debt swap/write-off of historical debt from the Central Government amounting to N\$700 million	Finalise ongoing negotiations on debt swap or write-off of N\$700 million on historical onward lending loans from the Central Government.			Financial Sustainability Committee Chief Executive Officer Department of Finance and Customer Care
5 Management	Project Management	Establish a Project and Programme Management Office (PPMO) for Land Development and Housing to be staffed through secondments from various departments involved in the land development and housing value chain and fixed-term employment.	Implement land development and housing projects and programmes in strict adherence to project management principles.		Chief Executive Officer Departmental Heads
		Avail office space for the Project and Programme Management Office (PPMO) and supply with necessary tools, equipment, software, etc.			Chief Executive Officer Strategic Executive: Housing, Property Management and Human Settlement

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
6 Land	6.1 Community leadership structure	Establish community leadership structure in the informal settlement in line with the Development and Upgrading Policy.			Office of the Mayor (assigned Councillors) Office of the Chief Executive Officer (Public Participation) Department of Housing, Property Management and Human Settlement (Human Settlement) City Police
	6.2 Urban agriculture	Promote urban agriculture to ensure food security taking into consideration water scarcity and environmental sensitivity.			Department of Housing, Property Management and Human Settlement. Department of Economic Development and Community Services
	6.3 Land invasion	Implement zero-tolerance on land invasion in line with Council Resolution 30/02/2021 (Prevention of Land Invasion)			City Police Department of Housing, Property Management and Human Settlement Legal Division Office of the Mayor (assigned Councillors) Office of the Chief Executive Officer (Public Participation) Marketing Customer Care
	6.4 Security of tenure	Fast-track the issuance of Certificates of Recognition of Occupation to residents of the informal settlements issued in line with the Development and Upgrading Policy read together with Council Resolution 21/02/2020 (acknowledgement of Occupation for Households in Informal Settlements).			Department of Housing, Property Management and Human Settlement
	6.5 Security of tenure access to services, movement network and opportunities	Implement controlled entry to informal settlements to cater for immediate genuine accommodation need in line with Council Resolution 38/02/2021 (procedure for handling humanitarian land and shelter requests).			Department of Housing, Property Management and Human Settlement.
		Pre-allocate land in the low income areas in line with Council Resolution 31/02/2021 (pre-allocation of land in low-income areas).			Department of Housing, Property Management and Human Settlement.
All leases in informal settlements that have undergone an upgrading intervention be kept up-to-date and the remaining statutory town planning process be finalised to pave way for entry with project beneficiaries into lease with an option to buy or a Sales Agreement in line with Council Resolution 31/02/2021 (pre-allocation of land in low-income areas).			Department of Housing, Property Management and Human Settlement.		
	Finalise the implementation of the Flexible Land Tenure System in the pilot project areas.	Record lessons, refine approach and expand the Flexible Land Tenure System to other low-income areas.		Department of Housing, Property Management and Human Settlement.	
	Implement all provisions of the Development and Upgrading Policy to achieve improved access to services, movement networks and opportunities.			Department of Housing, Property Management and Human Settlement.	
	Provide regular update to Council on progress.				

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
	6.6 Waiting List	Council to resolve on the adoption and publication of a waiting list and consolidate all lists into a single land application waiting list.			Councillors (decision)
	6.7 Mass housing (Otjomuise Extension 10)	Engage the developer of Otjomuise Extension 10 (Mass Housing Project) and agree on release schedule of completed houses and render the developer necessary support.	Provide necessary support to the developer fast-track the implementation of remaining phases.		Responsible Committee(s) of Council Chief Executive Officer Department of Housing, Property Management and Human Settlement
	6.8 Mass Urban Land Servicing Project (Goreangab Extension 4)	Terminate services of the current developer, the Roads Construction Company (RCC) and their Sub-Contractors due to poor performance and then finalise the remaining work with the City of Windhoek's Contractors and ensure Phase 1 of the project is ready before the end of the year (2021) for the implementation of Council's Housing Project.			Responsible Committee(s) of Council Chief Executive Officer Department of Housing, Property Management and Human Settlement
	6.9 Establishment of new townships	Implement large-scale land planning with the target of creating 7000 erven in informal settlements and 3000 in formal areas in addition to the 5000 erven to be created through a pre-allocation intervention as put forward in Council Resolution 31/02/2021. The activity should be linked to a budget.	Hand-over of erven for servicing.		Department of Housing, Property Management and Human Settlement.
	6.10 Policy on Public Open Spaces - subdivision of 10 metre strips	Proceeds from the sale of land resulting from subdivision of public open spaces be set aside for the development of public open spaces by converting them into attractive spaces with family parks, walking trails etc. When dealing with subdivision applications, care should be taken to ensure that where it is possible to do so, an erf be created instead of a 10 metre strip.			Department of Housing, Property Management and Human Settlement Department of Urban and Transport Planning Department of Finance and Customer Care
	6.11 Early exit from Public Private Partnership (PPP) Agreements	Motivate early exit from the current Public Private Partnership (PPP) Agreements for land development.			Department of Housing, Property Management and Human Settlement
	6.12 Environmental clearance	Implement modalities to streamline and shorten the environmental clearance process			Department of Economic Development and Community Services

Thematic area	Problem/challenge	Action			Responsible
		Short term (Year 1)	Medium term (Years 2 to 3)	Long term (Year 4 and beyond)	
7 Housing	7.1 Affordable Housing Pilot Project (Quadripartite – City of Windhoek, National Housing Enterprise (NHE), Khomas Regional Council (KRC), Ministry of Urban and Rural Development)	Fast-tracking of the implementation of the Affordable Housing Pilot Project to meet the target set for Year 1 (six hundred (600) houses). Establish relocation centres as part of the fast-tracking process. The relocation centers to be used for Council's Housing Programme as well in addition for use during emergencies and disasters.	Deliver the remaining six hundred (600) houses by June 2022 to meet the project target of one thousand two hundred (1 200) houses in two (2) years. Prepare project review report and record lessons.	Engage the Ministry of Urban and Rural Development on the possible extension of the project to Phase 3.	Department of Housing, Property Management and Human Settlement Department of Information and Communication Technology
	7.2 Waiting List for affordable housing	Compile a waiting list for Council's funded Affordable Housing Programme and record such list on a database.	Maintain and update the Affordable Housing Database. Harmonise the waiting list on affordable housing with the waiting list on land.		Waiting List for Affordable Housing
	7.3 Windhoek Housing Programme (WHP)	Implement Council funded Affordable Housing Programme starting with Goreangab Extension 4.	Expedited implementation of the Windhoek Housing Programme.		Department of Housing, Property Management and Human Settlement
	7.4 Rental housing (new Windhoek concept)	Develop plans and proposals for a Municipal Rental Housing Concept on a site in Cimbebasia with a potential yield of over nine hundred (900) housing units. The development proposal should capture a paradigm shift on the provision of high density housing and promote quality living space where the young and old will live side-by-side. The proposal should take into consideration issues such as aesthetics, privacy (limited access to private living space) etc.	Refine and submit proposals for consideration by the Technical Team, Executive Leadership and Councillors. Prepare final plans for implementation. Implement Project.		Department of Housing, Property Management and Human Settlement Department of Urban and Transport Planning
	7.5 Partnership with the National Housing Enterprise (NHE) for housing development	Consider proposal for partnership with the National Housing Enterprise (NHE) for housing development.	Sign Memorandum of Understanding (MoU) with the National Housing Enterprise (NHE) for the implementation of housing project in various areas. Implement project.		Council (decision) Department of Housing, Property Management and Human Settlement Legal Division
	7.6 Development Agreement for land servicing and housing development by Affiliated and Non-Affiliated Saving Groups.	Submit proposal for partnership in land and housing development with Affiliated and Non-Affiliated Saving Groups to Council.	Sign Development Agreement with Groups for the implementation of housing project. Implement project.		Department of Housing, Property Management and Human Settlement. Legal Division

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

[Municipal Council Agenda: 2021-10-28]

10.2.7 GOV.10 [CEO] CONFIDENTIAL MATTER
(16/2/3/3)

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: 2021-10-28]

10.2.8 GOV.13 [ICT] CONFIDENTIAL MATTER
(16/33)

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: 2021-10-28]

10.2.9 **GOV.14 [ICT] CONFIDENTIAL MATTER**
(16/33)

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: 2021-10-28]

10.2.10 **GOV.15 [ICT] CONFIDENTIAL MATTER**
(16/33)

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: 2021-10-28]

10.2.11

GOV.16 [ICT] CONFIDENTIAL MATTER
(16/33)

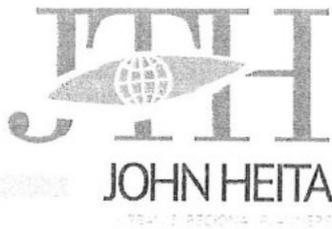
This matter, submitted to the Councillors under separate cover, is to be dealt with in terms of section 14(2)(a) of the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) which reads as follows:

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.

=====



Cell. +264 811 229 272
 Email. jhe@iway.na
 P.O. Box 4470, Windhoek
 NAMIBIA

4 June 2021

The Strategic Executive
 Urban and Transport Planning
 City of Windhoek
 P.O. Box 59
 Windhoek – Namibia

Attention: Mr. Hugo Rust

Dear Sir;

REZONING OF ERF 2444, CORNER OF KANNAS STREET AND TSUKHOE //GOWASES STREET (FORMALLY BEGONIA STREET), KHOMASDAL EXTENSION 3 FROM “BUSINESS WITH A BULK OF 0.4” TO “RESIDENTIAL WITH A DENSITY OF ONE DWELLING PER ERF”

1. Application

John Heita, Urban and Regional Planners have been appointed by the owner of Erf 2444, Khomasdal Extension 3, Ms. Sonia P. Hangula, to apply on her behalf to the Windhoek Municipal Council for:

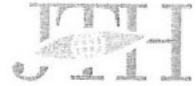
- the rezoning of Erf 2444, Khomasdal Extension 3 from “business” with a bulk of 0.4 to “residential” with a density one dwelling per Erf.

2. Location, Zoning and Size

Erf 2444, Khomasdal is located on the corner of Kannas Street and Tsukhoe //Gowases Street (formally Begonia Street), in Khomasdal Extension 3. It is zoned” business with a bulk of 0.4”. Erf 2444, Khomasdal is 492m² in extent.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The current zoning allows for both residential and commercial developments.

Access to the erf is obtained from Kannas Street, all municipal services connections are available and parking requirements in terms of the Windhoek Zoning Scheme is being met.



3. Proposal

The intension of the owner of Erf 2444, Khomasdal is to rezone her erf from “business with a bulk of 0.4” to “residential with a density of one dwelling per Erf”.

4. Motivation for the proposed zoning

In terms of the Windhoek Zoning Scheme, the current zoning of 2444, Khomasdal, makes provision that the erf can be used for both residential and commercial activities. The owner of Erf 2444, Khomasdal used to operate a small-scale business which ceased in 2012 due to economic hardships.

Since the property is zoned business but being used for residential purposes, the rates and taxes being charged are those applicable to commercial sites. These commercial rates and taxes are unaffordable and unsustainable by the property owner as she has been put in an economic difficult situation.

The owner of Erf 2444, Khomasdal has no intention of operating a business on the property any longer. Therefore, it makes more economic sense to rezone the site to allow for a reduction in rates and taxes which will serve as a huge relief on the monthly account and stabilizes the owner’s affordability on other services.

5. Request

On behalf of our client, we are hereby requesting a holistic evaluation for the rezoning of Erf 2444, Khomasdal from “business with a bulk of 0.4” to “residential with a density of one dwelling per Erf”. in addition, since the property is not being used for any business activity, we would like to request that Council consider putting in place residential rates and taxes from the date of the Council decision while the rezoning is being formally finalized.

6. Recommendation

It is recommended;

- That Erf 2444, Khomasdal be rezoned from “business with a bulk of 0.4” to “residential with a density of one dwelling per Erf”, and
- That the residential rates and taxes be effective from the date of the Council Resolution.

We trust that you will favorably consider this application. Should you need additional information or would like to discuss the proposal, please contact Mr. Johannes Heita at 0811229272 or e-mail: jhe@iway.na.

Yours faithfully

.....
Johannes T Heita
Town & Regional Planner



ANNEXURES

- Locality Plan,
- Current zoning plan,
- Proposed zoning plan,
- Town Planning Certificate,
- Clearance Certificate,
- Power of Attorney, and
- Copy of Title Deeds
- Proof of Payment

TITLE:

**CURRENT ZONING OF
ERF 2444, BEGONIA
STREET, KHOMASDAL,
WINDHOEK**

ERF NO	APPROX. AREA (m ²)
2444	492

True North



NOTES

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- BUSINESS
- RESTRICTED BUSINESS
- PUBLIC OPEN SPACE
- CEMETERY
- PRIVATE OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL
- STREET
- UNDETERMINED
- MUNICIPAL

REZONING

CONSULTANT

John Heita Urban & Regional Planners

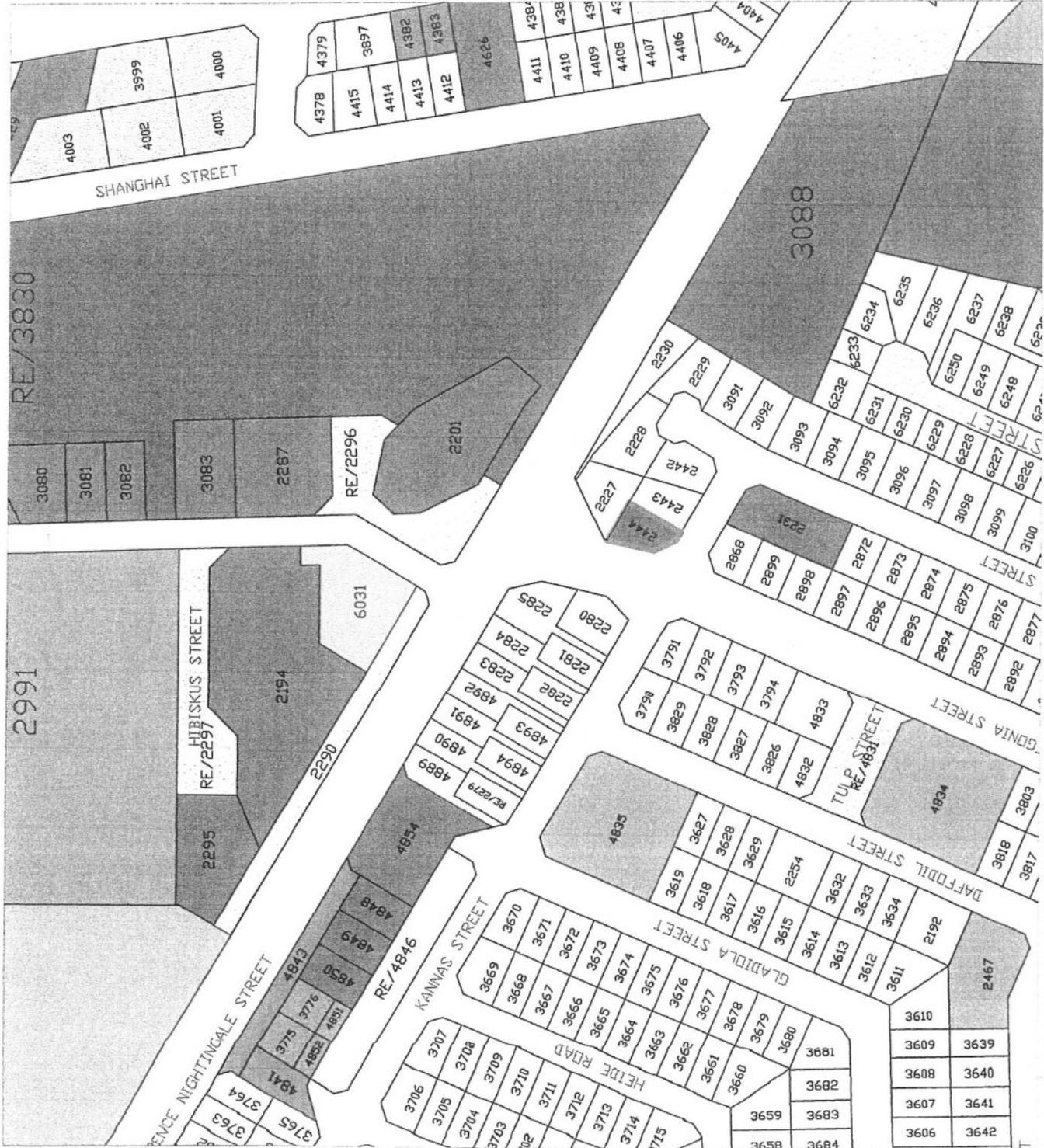


P.O. Box 4470, Windhoek, Namibia
Cell: 294 81 122 0272
Email: johnheita@jrh.com

DRAWN BY JH

SCALE	1:2000 (per A3)	DATE	30/10/04
REVISION	0	AUTHOR	JH

ERF 2444, Begonia Street, Khomasdal, Windhoek



TITLE:

**PROPOSED ZONING OF
ERF 2444, BEGONIA
STREET, KHOMASDAL,
WINDHOEK**

ERF NO	APPROX. AREA (m ²)
2444	492

True North



NOTES

LEGEND

- RESIDENTIAL
- GENERAL RESIDENTIAL
- BUSINESS
- RESTRICTED BUSINESS
- PUBLIC OPEN SPACE
- CEMETARY
- PRIVATE OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL
- STREET
- UNDETERMINED
- MUNICIPAL



REZONING

CONSULTANT:

John Heita Urban & Regional Planners



JOHN HEITA

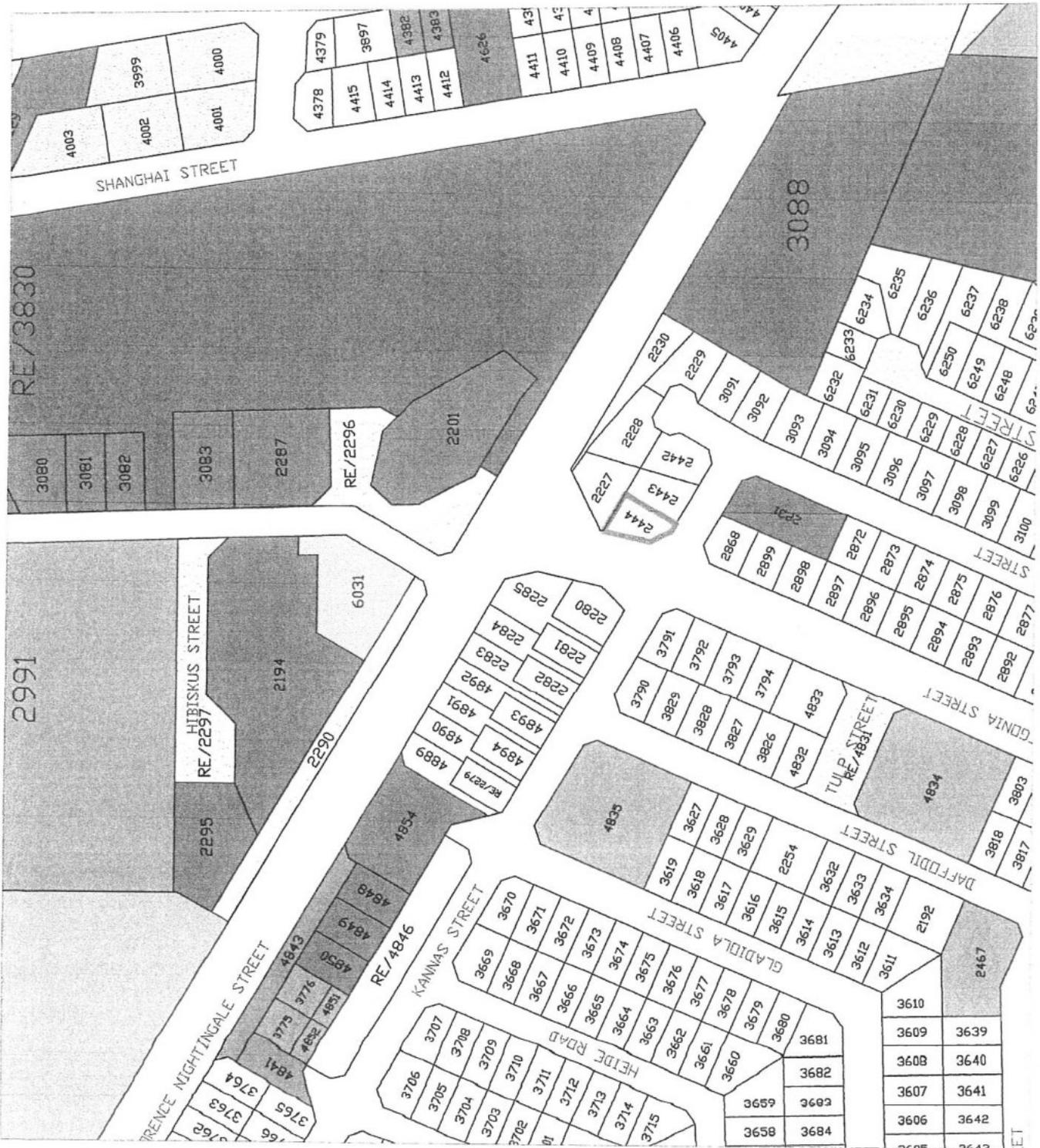
P.O. Box 4670, Windhoek, Namibia
Cell: 9957 2222
Email: jheita@jru.co.na

DRAWN BY: JH

SCALE: 1:2000 (on A3) DATE: 2021-06-04

REVISION: 0 AUTHOR: JH

DRAWINGS NO/REF: ERF 2444, Begonia Street, Khomasdal, Windhoek



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

7

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: 2444

Township : KHOMASDAL

Street : KANNAS STR

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

- | | | |
|------------------|--------------------|-------------------|
| 1. Use Zone : | BUSINESS | Refer to Table B. |
| 2. Density : | _____ | Refer to Table E. |
| 3. Bulk Factor : | 0.4 08 | Refer to Table F. |
| 4. Coverage : | 85 % | Refer to Table G. |
| 5. Erf Size : | 492 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 : 53 KANNAS 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.



DEBT MANAGEMENT CREDIT CHECK FORM

Surname HANGULA First name(s) SONIA POLHELEPAYA

Eri/stand no 2444 Township REGONIA STR. KHEMAYAL

If company or registered under cc _____

Namibian I. D / Passport no. 630 200 1142

Postal/Private Bag address PO BOX 5502 BACHIBECHWE Township of address NINAMUKA

Physical Residential or Business address 2444 REGONIA STR, RHA

Tel no _____ (H) _____ Cell 0812924006

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (M5)

Credit Control Officer Comments:

Proceed

Acc. Technician Credit Control

N. H. H. H. H.

Date stamp

Signature Acc. Tech Credit Control

[Signature]

LAND SALES

Comments:

Proceed

Acc. Technician Land Sales

BERNARD

2021-04-27
Date stamp
Land Sales Finance Department

Signature Acc. Technician Land Sales

[Signature]

ACCOUNTANT LAND SALES: _____

City of Windy Bances

SPECIAL POWER OF ATTORNEY

YAMBIA
SPH
REVENUE
21/05/2021
NS5

I, the undersigned,

Sonia Ponhelepaya Hangula (ID No. 63020601142)

In my capacity as owner of the **Erf 2444, Khomasdal (Extension 3)**

do hereby nominate, constitute and appoint

**John Heita,
Urban & Regional Planners cc
PO Box 4470
Windhoek**

with power of substitution, to be our lawful Attorney and Agent in our name, place and stead, to make the necessary application to the Windhoek Municipal Council, Urban and Regional Planning Board, and the Ministry of Urban and Rural Development for the:

Rezoning of Erf 2444 Khomasdal Extension 3

at the cost of the applicants and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite as fully and effectually, for all intents and purposes we might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever our said Attorney and agent shall lawfully do, or cause to be done, by virtue of these present

Subscriber: Hangula

Sonia Ponhelepaya Hangula

SIGNED at Windhoek this 31st day of May 2021

in the presence of the undersigned witnesses.

WITNESSES:

1.

Kalumba

2.

Kalumba

10 Out 14/08/2001

cancel

MCG/NP/ F18573

06 APR 2001

DEED OF TRANSFER

NO. T 1904 / 2001

FIRST NATIONAL BANK OF NAMIBIA LIMITED
COMPANY NUMBER 88/024

IN FAVOUR OF

SONIA PONHELEPAYA HANGULA
(Erf No. 2444 Khomasdal (Extension no. 3))

YAN DER MERWE-GREEFF INC. REG. NO. 98/070
ATTORNEYS - NOTARIES - CONVEYANCERS
P O Box 2356, Windhoek, Namibia
20 Bismarck Street
Tel: 061 - 225 457
Fax: 061 - 228 089

Prepared by me

CONVEYANCER
GRIEFF M C

CANCELLED.
4 JUN 2002

18 APR 2001
MORTGAGED

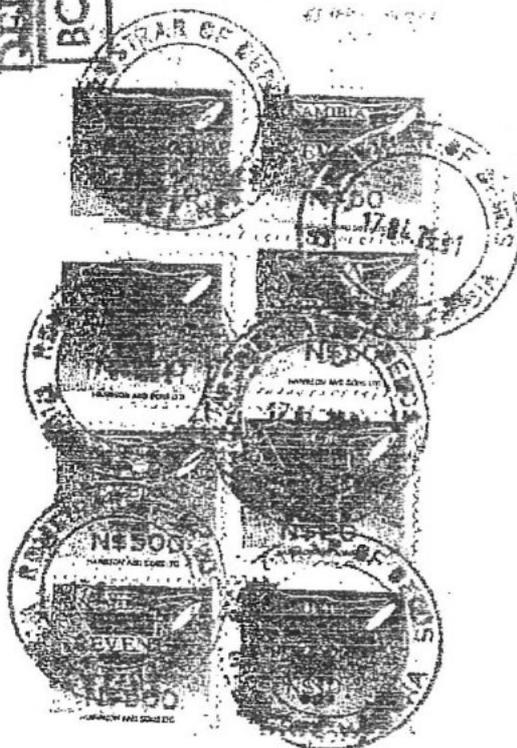
172-100-00

DEEDS OFFICE
WINDHOEK.

DEPUTY
REGISTRAR OF DEEDS.

DEPUTY
REGISTRAR OF DEEDS.

BC 2668/2001



FOR ENDORSEMENTS SEE PAGE 4

VAN DER MERWE-GREEFF INCORPORATED Registration No. 98/070
 LEGAL PRACTITIONERS NOTARIES CONVEYANCERS
 20 BISMARCK STREET, P O BOX 2356 WINDHOEK NAMIBIA

DEED OF TRANSFER

T 1904 / 2001

BE IT HEREBY MADE KNOWN:

THAT **DEPUTY** MARIA CATHARINA GREEFF
 appeared before me Registrar of Deeds at Windhoek, he/she the said Apparer being duly
 authorised thereto by a power of attorney granted to him/her by

FIRST NATIONAL BANK OF NAMIBIA LIMITED
 COMPANY NUMBER 88/024

dated the 22 JANUARY 2001 and signed at WINDHOEK

and the said Apparer declared that his/her said constituent had truly and

legally sold on 5 JANUARY 2001

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

SONIA PONHELEPAYA HANGULA
BORN ON 6 FEBRUARY 1963
UNMARRIED

HER Heirs, Executors, Administrators or Assigns

CERTAIN ERF NO. 2444 KHOMASDAL (EXTENSION NO. 3)

SITUATE in the MUNICIPALITY OF WINDHOEK
Registration Division "K"

MEASURING 492 (FOUR NINE TWO) SQUARE METRES

FIRST transferred by Deed of Transfer No. T1640/1984 with General Plan No. A 22/1978 relating thereto and held by Deed of Transfer No. T7054/2000.

SUBJECT to the following conditions imposed by Proclamation No. 49 of 1969, read in conjunction with Proclamation No. 24 of 1975, and created in Deed of Transfer No. T1640/1984, namely:-

IN FAVOUR OF THE LOCAL AUTHORITY

Die erf mag slegs gebruik word vir die doeleindes wat toelaatbaar is ingevolge en onderworpe aan die voorwaardes wat neergele is kragtens die Dorpsbeplanningskema van Windhoek wat ingevolge die bepaling van die Dorpsbeplanningsordonnansie 1954 (Ordonnansie 18 van 1954) opgestel is.

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, her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property to be N\$158 000,00.

SIGNED at WINDHOEK on 11.8 APR 2001

together with the Appearer, and confirmed with my seal of office.


Signature of Appearer

In my presence
REGISTRAR OF DEEDS
M. M.
DEPUTY REGISTRAR OF DEEDS
PRIVATE BAG 13266
WINDHOEK
REPUBLIC OF NAMIBIA

not sealed

R

MORTGAGED No. B 3981 / 2002
 for 175 000 - 00 (with preference for
 an additional amount not exceeding 43 750 - 00

 DEEDS OFFICE
 WINNIPEG. *Meis*
 DEPUTY REGISTRAR OF DEEDS.

16 MAY 2004
 MORTGAGED No. R 2685 / 04
 for 40 000 - 00 (with preference for
 an additional amount not exceeding 10 000 - 00

 DEEDS OFFICE
 WINNIPEG. *Meis*
 DEPUTY REGISTRAR OF DEEDS.

NL
 Cot 30614

This document is a reproduction of a document filed in the Public Register of the Province of Manitoba. It is not a certified copy. For more information, please contact the Public Register at 495-222-2222.



FNB

NOTIFICATION OF PAYMENT

Dear: To Whom It May Concern

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

Date Actioned : 2021/06/05
 Time Actioned : 09:28:37
 Trace ID : 3GLTZZHB

Payer Details

Payment From : JOHANNES HEITA
 Cur/Amount : NAD4025.00

Payee Details

Recipient/Account no : ..146115
 Name : CITY OF WINDHOEK
 Bank : FIRST NATIONAL BANK
 Branch Code : 282672
 Reference : ERF 2444, KD REZONE

END OF NOTIFICATION

To authenticate this Payment Notification please visit the First National Bank of Namibia Limited website at fnbnamibia.com.na, select the "Verify Payment" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Disclaimer:

The information contained in this email is confidential and may contain proprietary information. It is meant solely for the intended recipient. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted in reliance on this is prohibited and may be unlawful. No liability or responsibility is accepted if information or data is, for whatever reason corrupted or does not reach its intended recipient. No warranty is given that this email is free of viruses. The views expressed in this email are, unless otherwise stated, those of the author and not those of First National Bank of Namibia Limited or its management. First National Bank of Namibia Limited reserves the right to monitor, intercept and block emails addressed to its users or take any other action in accordance with its email use policy. First National Bank of Namibia Limited is a registered financial institution in the Republic of Namibia

Directors: I I Zaamwani-Kamwi (Chairperson), S H Moir** (Deputy-Chairperson), O L P Capelao, J G Daun, C Dempsey** (Chief Executive), P Grüttemeyer, C L R Haikali, J H Hausiku, Adv. G S Hinda, J R Khethe*, IN Nashandi, E Tjipuka
 *South African
 **South African with Namibian Permanent Residence
 Company Secretary: N Makemba

First National Bank of Namibia Limited, Reg. No. 2002/0180.



INV2021 16

CITY OF WINDHOEK

P O Box 59, WINDHOEK NAMIBIA

Telephone No: (061) 290 2911

TAX INVOICE

VAT Reg. Number 2646057-01-5



Invoice Number : INV2021148447	Date Issued : 2021/06/04
Account Number : N/A	Vote Number : 5000132050048
Name : MS SONIA P HANGULA	Reference Number : 2444 KHOMASDAL
Address : N/A	System Reference : INV286287
	Issued By : 15372 - HAMAYULU (S.L)
	Contact Details : +264 61 290 2372
Description : REZONING APPLICATION FROM BUSINESS TO RESIDENTIAL	

PAYMENT DUE

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

INVOICE DETAILS

Department : 5000 - URBAN & TRANSPORT PLANNING

Tariff Code	:	N/A
Tariff Description	:	N/A
Quantity Provided	:	1
Unit Price	:	N\$ 3500.00
Tariff Amount Excluding VAT	:	N\$ 3500.00
Tariff VAT Amount	:	N\$ 525.00
Tariff Total Amount	:	N\$ 4025.00
Service Code	:	N/A

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17

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Notices	Notices	Notices	Notices	Notices	Notices	SPCA
Legal Notices	Adopt a pet					

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL CLEARANCE CERTIFICATE APPLICATION

THE PROPOSED GRAVITY SEWER LINE AND SEWER PUMPSTATIONS ALONG OMARURU RIVER TO OMARURU TOWN, ERONGO REGION-NAMIBIA.

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) as follows:

Proponent: Omaruru Municipality
Environmental Assessment Practitioner: EnviroPlan consulting cc.

Project Description: Omaruru Municipality intends to construct and operate a 3.5 km gravity sewer line and pumpstations along Omaruru River to Omaruru Town Oxidation ponds.

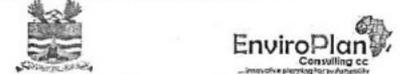
Project Location: The proposed sewer line right of way is located to the South-East of Omaruru Town CBD, running along the Northern bank of the Omaruru River in Erongo Region -Namibia

Public participation process: Interested and Affected Parties (I&APs) are hereby invited to comment on the proposed project to ensure that their issues and comments are taken into consideration during this EIA Process.

Registration and Commenting Period: To register or request for documents submit your details in writing to the Environmental Consultant or alternatively fill the online form. Link and contact details given:
<https://forms.gle/SeGSecD4M7L9LbycA>

The Registration and commenting Period is Effective from: 22 July to 13 August 2021.

No Public Meeting Will Be Conducted Due to COVID-19 Restrictions, I & Aps are encouraged to use the platforms provided or contact the Environmental consultant for commenting.



EnviroPlan Consulting cc
Consultant: Tendai E. Kasanganeni
Phone: +264813634904
Fax: +264 61 255 207
Email: tendai@enviroplanconsult.com

NOTICE

Take notice that John Heita, Urban & Regional Planners cc on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- The rezoning of Erf 2444, Khomasdal, from "business with a bulk 0.4" to "residential with a density of one dwelling per Erf".

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kannas Street and Tsaukhoe //Gowases Street (formally Begonia Street). Erf 2444, Khomasdal is 492m² in extent and zoned "business" with a bulk of 0.4, which allows for both residential and commercial developments.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

The locality plan of the Erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street.

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 Municipal Council, Box 59, Windhoek and with the applicant in writing within 14 days of the last publication of this notice.

Dated the 23rd July, 2021.

John Heita TRP
jhe@jwv.na
P.O. Box 4470, Windhoek



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Ministry of Home Affairs, Immigration, Safety and Security

Private Bag 13200, Windhoek, Namibia | Tel: +264 61 2922111 | Fax: +264 61 2922185

Ref: 13/11/22
Enquiries: Ms. E.N.Thomas

THE ALIENS ACT, NO 1 OF 1937: NOTICE OF INTENTION OF CHANGE OF SURNAME

The Ministry of Home Affairs, Immigration, Safety and Security wishes to notify the public that the stated persons below have applied to the Minister of Home Affairs, Immigration, Safety and Security, application for authority in terms of section 9 of the Aliens Act of 1937 to assume new surnames. Their current surnames are appearing on their South West African IDs. Any person who objects to any of the stated person's assumption for new surnames should or may lodge his/her objection in writing, with a statement of his/her reasons thereof with the Magistrate as soon as possible.

CURRENT SURNAME	NEW SURNAME	NAME	DATE OF BIRTH
1 Sam	Isak	Petrus Tullipo	1968/06/25
2 Kariseb	Gereseb	Fullippus	1959/05/15
3 Hausiku	Shindimba	Romanus Haushiku	1960/12/25
4 Goabeseb	Owoses	Albertina	1961/10/18
5 Aochamub	Kambatuamasa	Esau Augustinus	1971/02/28
6 Filipus	Angula	Leila	1962/05/01
7 Andreas	Kampelo	Ilona	1966/08/28
8 Simon	Akathingo	Vistoria	1959/08/15
9 Petrus	Naftal	Ester	1950/08/16
10 Kamukonda	Matheus	Ester Hambeleni	1971/04/03
11 Ashipala	Hashipala	Ilta	1949/07/01
12 Mbambi	Kaukungwa	Greyson	1966/09/04
13 Shikumwifa	Namukwilyu	Kristine Laimi	1968/06/16
14 Jairus	Kandjungu	Pinehas	1960/10/17
15 Nghidengwa	Angula	Severus Kapa	1961/03/07
16 Tjazimba	Walenga	Leonard	1960/05/27
17 Shambarja	Shimwe	Risto	1966/08/29
18 Tkois	Hoaes	Evangelina	1960/02/06
19 Aochamub	Kambatuamasa	Esau Augustinus	1971/02/28

Issued by: Etienne Maritz
Executive Director

LOOKING FOR EMPLOYMENT:
I'm looking for employment as a truck driver. I have 3 years' experience.
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Email: timwaen@gmail.com

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TSUMEB ARISE SCHOOL OF EXCELLENCY hereby invite the services of a qualified and experienced teacher to fill the vacant post for the year 2022.

- A primary school teacher who can teach all grades 1 to 7, and teach all primary school subjects, including Art and craft and Music.
- Majored in English language
- Must have a diploma or Degree in Education with at least 4 years' experience

Applications, academic and professional documents must be forwarded through the email, tsumebarisesoe@gmail.com or call 0813380725. Interviews for the shortlisted candidates will be conducted online due to COVID regulations.

Closing date for Applications: 7 August 2021.

Ground Rush Adventures CC

is seeking a qualified Skydiving Instructor

Minimum Requirements: Accelerated Free Fall Instructor Rated, Static Line Instructor Rated, Tandem Instructor Rated, Coach Rated and Jump Master Rated.

Minimum 5,000 jumps. USPA & PANAM Qualified and Rated.

E-mail CV to: info@skydiveswakopmund.com

Ground Rush Adventures CC

is seeking a qualified Parachute Compression Technician Reserve Rigger.

Must be PANAM Qualified and Rated. Minimum 8 years' experience. Senior position.

Applicants with instruction qualifications and experience will get preference.

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Notice						
Legal Notice						

FOUNDING AFFIDAVIT
IN THE HIGH COURT OF NAMIBIA
(Main Division – Windhoek)

CASE NO.: HC-MD-CIV-ACT-
CON-2020/01234

In the matter between:

BUSINESS PARTNERS INTERNATIONAL SMALL AND MEDIUM ENTERPRISES FUND NAMIBIA (PTY) LTD APPLICANT
and
TALIA ESTATE INVESTMENT CC FIRST RESPONDENT JOHANNES ANGULA SHILONGO SECOND RESPONDENT JH MEDIC INVESTMENT (PTY) LTD THIRD RESPONDENT EASY UNITED INVESTMENT SERVICES CC FOURTH RESPONDENT

I, the undersigned:
GERSCHWYNE VAN WYK

Do hereby make oath and say:

1. I am:

1.1. a major male person residing at 13 Palm Street, Suidwest, Windhoek, Republic of Namibia;

1.2. employed at the Applicant as a Country Manager at the legal collections department and as principal place of business at Unit 8B, Southport Office Complex, Hosas Kulako Drive, Windhoek, Republic of Namibia; and

1.3. duly authorised by the Applicant to depose to this affidavit and to bring this application for the execution of the immovable property as fully described in the Notice of Motion filed herewith. The contents of which falls within my personal knowledge unless the context indicates otherwise, the same being both true and correct.

2. Where I make legal submissions, I do so on the advice of the Applicant's representatives of record.

PARTIES

3. The **APPLICANT** IS THE **BUSINESS PARTNERS INTERNATIONAL SMALL AND MEDIUM ENTERPRISES FUND NAMIBIA (PTY) LTD**, with registration number 2013/0070, a company with limited liability incorporated in terms of the laws of Namibia with its principal place of business at Unit 8B, Southport Office Complex, Hosas Kulako Drive, Windhoek, Republic of Namibia.

4. The **FIRST RESPONDENT** IS **TALIA ESTATE INVESTMENT CC**, with registration number CC2010/0134, a close corporation incorporated and registered in terms of the laws of Namibia with its principal place of business at No. 7, Newton Street, Windhoek, Republic of Namibia. In this application, the Applicant seeks relief against the First Respondent having a direct and substantial interest in the matter.

5. The **SECOND RESPONDENT** IS **JOHANNES ANGULA SHILONGO**, an adult male with identity number 700303 1076 6 with his chosen domicile of origin at exculcandi at No. 97, Homias Street, Kleine Kuppe, Windhoek, Republic of Namibia.

6. The **THIRD RESPONDENT** IS **JH MEDIC INVESTMENT (PTY) LTD**, with registration number 2017/1252, a company with limited liability incorporated in terms of the laws of Namibia with its principal place of business at No. 694, Marikus Kooper Street, Academia, Windhoek, Republic of Namibia.

7. The **FOURTH RESPONDENT** IS **EASY UNITED INVESTMENT SERVICES CC**, with registration number CC/2010/3453, a close corporation incorporated and registered in terms of the laws of Namibia with its principal place of business at No. 7, Newton Street, Windhoek, Republic of Namibia.

8. The Second to Fourth Respondents are cited herein by virtue of the interest which they have in the outcome of those proceedings and of course by virtue of the fact that they executed suretyship agreements (Annexures "K1", "K2", "L", "M1" and "M2" to the particulars of demand) whereby they bond themselves as sureties in favour of the Applicant for all debts due by the First Respondent.

PURPOSE

9. The purpose of this application is to seek an order declaring the immovable

property as set out in the notice of motion specially executable.

BACKGROUND

10. The First to Fourth Respondents are indebted to the Applicant, jointly and severally, the one paying the other to be absolved, in the amounts of Ad Claim 1 - N\$13,136,411.70 and Ad Claim 2 - N\$649,413.15 plus compound interest and costs as set out in terms of a judgment issued out of this Honourable Court dated 20 July 2020. A copy of the said court order is attached hereto and is marked as annexure "FA1".

11. After the judgment was granted, the Respondents have not in any manner approached the Applicant with any payment proposal in terms of which the judgment debt could become finally settled.

12. I am advised by my attorney, Ms. Lonilla Hussmann, whose confirmatory affidavit is filed simultaneously herewith, that in terms of the common law, movables first have to be exhausted before recourse can be taken against any immovable property except when the Applicant has a hypothec or a pledge. Thus, and according to the advice which I have received, where immovable property has been specially bonded, the judgment creditor has a substantial right to such property and is entitled to first execute against the immovable property and only to the extent of any shortfall afterwards, execute against the movables.

13. Additionally, I understand that where immovable property is the primary home of a judgment debtor the Honourable Court must consider viable alternatives – for example less drastic measures than a sale in execution of the immovable property.

14. It is submitted that the hypothecated immovable property belongs to the First Respondent, being a juristic person. Additionally, the hypothecated property is a commercial property not suitable for residential purposes. To this end, a nulla bona return in respect of the movable property of the judgment debtors is not necessary in the circumstances.

HYPOTHECATED IMMOVABLE PROPERTY

15. By virtue of what is stated above, the Applicant is now entitled to execute against the First Respondent's immovable property in terms of the Mortgage Bond with bond number B76532017 which, as security for any debt owed by the First Respondent to the Applicant, was registered in favour of the following immovable property:

15.1. Certain Erf 694 Academia

Situatied in the Municipality of Windhoek Registration Division "K" Khomas Region

Measuring 1576 (One Five Seven Six) square metres

Held Under Deed of Transfer No. T 638/2017

Subject to all conditions therein contained.

16. The Mortgage Bond is attached as annexure "FA2".

17. This bond would rank as a first mortgage over the aforesaid hypothecated property.

18. The material and express, implied or tacit terms of the first ranking sectional mortgage bond were as follows:

18.1. In the event of the first respondent failing to impossibly make payment of any amounts owing to the Applicant in terms of the bond, or any other loan facility or any other agreement giving rise to any indebtedness secured by the bond, the Applicant could immediately be entitled to and without notice institute proceedings for the recovery of such indebtedness and have the bond properly declared executable;

18.2. The indebtedness secured by the terms of the bond would be limited as follows:

18.2.1. N\$13,136,411.70 in respect of a loan agreement; and

18.2.2. N\$649,413.15 in respect of a surety agreement.

RULE 108

19. The First Respondent having

no executable movable assets against which the judgment can be satisfied in full and having no attachable assets other than the said immovable property, the Applicant now seeks an order declaring the immovable property described above, as executable in terms of Rule 108.

20. Although I am advised for the reasons aforesaid that the Applicant need not first attempt to attach the first respondent's movable property, this application together with all annexures (to be produced) has been served on the first respondent and accordingly the Respondents have been informed of the Applicant's intention as provided by in Rule 108(2)(a). The said notice complied in terms of Rule 108(2)(a) is attached as annexure "FA3".

21. On 22 April 2021, the above Honourable Court granted the Applicant the right to advise the Rule 108 application in The Namibian and the New Era newspaper. A copy of the court order is annexed hereto marked as "FA4".

22. I submit that the attachment and execution of the First Respondent's immovable property is just and equitable in the circumstances and that:

22.1. There are no circumstances known to me that preclude such an order;

22.2. The Second to the Fourth Respondents in their respective capacities as surety and co-principal debtors in solidum have failed to settle the First Respondent's indebtedness despite demand and alternatively summons constituting demand;

22.3. The Second to the Fourth Respondents have no executable movable assets against which the judgment can be satisfied;

22.4. The First Respondent hypothecated the immovable property described above to the Applicant as a continuing covering security for all indebtedness owed to the Applicant;

22.5. Default judgment having been granted against all the Respondents;

22.6. The hypothecated property being non-residential and a commercial property;

22.7. The First Respondent being a juristic person;

22.8. The Rule 108(2) notice already having been served on the First Respondent on 18 November 2020 as per the return of service dated annexure and annexed hereto as annexure "FA5".

23. I am further advised that this application has to be brought within 30 days from the date upon which the Deputy Sheriff files the nulla bona return with the Registrar of this Honourable Court as is provided for in Rule 108(3) read with Rule 108(4). Notwithstanding, for the reasons already provided, I understand that the Applicant in the circumstances need not first obtain a nulla bona return since the Applicant has a limited right to the property which is not the primary home of the First Respondent.

WHEREFORE the Applicant humbly prays for an order as set out in the Notice of Motion, specifically for the property situated at Erf 694 Academia, situated in the Municipality of Windhoek, Registration Division "K", Khomas Region, measuring 1576 (One Five Seven Six) square metres, held under Deed of Transfer No. T 638/2017, subject to all conditions therein contained - to be declared executable, and for costs of this application on an attorney-client scale.

GERSCHWYNE VAN WYK

I hereby declare that the deponent has sworn to and signed this statement in my presence at the _____ on _____ and he declared as follows: that the facts herein contained fall within his personal knowledge and that he understands the contents hereof, that he has no objection to taking the oath, that he regards the oath as binding on his conscience and has declared as follows:

I swear that the contents of this Sworn Affidavit are true and correct, so help me God.

COMMISSIONER OF OATHS

FULL NAMES: _____
CAPACITY: _____
ADDRESS: _____

Second Motion Court Roll Rule 108 Application
Roll Type: Second Motion Court Roll (Rule 108)
Date of Set Down: 13 AUGUST 2021

NOTICE OF MOTION: APPLICATION IN TERMS OF RULE 108

IN THE HIGH COURT OF NAMIBIA (Main Division – Windhoek)

CASE NO.: HC-MD-CIV-ACT-
CON-2020/01234

In the matter between:

BUSINESS PARTNERS INTERNATIONAL SMALL AND MEDIUM ENTERPRISES FUND NAMIBIA (PTY) LTD APPLICANT
and
TALIA ESTATE INVESTMENT CC FIRST RESPONDENT JOHANNES ANGULA SHILONGO SECOND RESPONDENT JH MEDIC INVESTMENT (PTY) LTD THIRD RESPONDENT EASY UNITED INVESTMENT SERVICES CC FOURTH RESPONDENT

PLEASE TAKE NOTICE THAT the above-named Applicant will make an application to this Court on FRIDAY, the 13TH day of AUGUST 2021 at 10H00 or as soon thereafter as counsel may be heard, for an order in the following terms:

1. The following property is declared specially executable:

Certain Erf 694 Academia

Situated in the Municipality of Windhoek Registration Division "K" Khomas Region

Measuring 1576 (One Five Seven Six) square metres

Held Under Deed of Transfer No. T 638/2017

Subject to all conditions therein contained.

2. Costs of this application, only if opposed.

TAKE NOTICE FURTHER THAT the affidavit of GERSCHWYNE VAN WYK will be used in support of this application.

KINDLY place the matter on the roll for hearing accordingly.

Dated at WINDHOEK this 12th day of JULY 2021.

ANGULACO INCORPORATED LEGAL PRACTITIONER OF APPLICANT
UNIT 112 EFF BLOCK C FIRST FLOOR MAERJAPARK, CENTAURUS ROAD WINDHOEK (REF: DEB1335)

REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE LIQUOR ACT, 1998 NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (regulations 14, 26 & 33)
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region: **OMUSATI**

1. Name and postal address of applicant,
SHIFONA MENNAS ALUVILU P.O. BOX 14405, OUTAPI
2. Name of business or proposed Business to which applicant relates
OSISIA BAR
3. Address/Location of premises to which Application relates:
OUTAPI CONSTITUENCY,
4. Nature and details of application:
SPECIAL LIQUOR LICENCE
5. Clerk of the court with whom Application will be lodged:
OUTAPI MAGISTRATE COURT
6. Date on which application will be Lodged:
19-31 JULY 2021

7. Date of meeting of Committee at which application will be heard:
08 SEPTEMBER 2021
Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT AND ENVIRONMENTAL CLEARANCE CERTIFICATE APPLICATION

THE PROPOSED GRAVITY SEWER LINE AND SEWER PUMPSTATIONS ALONG OMARURU RIVER TO OMARURU TOWN, ERONGO REGION-NAMIBIA.

EnviroPlan Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application for Environmental Clearance certificate will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) as follows;

Proponent: Omarruru Municipality
Environmental Assessment Practitioner: EnviroPlan consulting cc.

Project Description: Omarruru Municipality intends to construct and operate a 3.5 km gravity sewer line and pumpstations along Omarruru River to Omarruru Town Oxidation ponds.

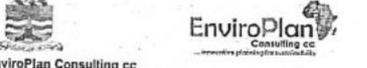
Project Location: The proposed sewer line right of way is located to the South-East of Omarruru Town CBD, running along the Northern bank of the Omarruru River in Erongo Region -Namibia

Public participation process: Interested and Affected Parties (I&APs) are hereby invited to comment on the proposed project to ensure that their issues and comments are taken into consideration during this EIA Process.

Registration and Commenting Period: To register or request for documents submit your details in writing to the Environmental Consultant or alternatively fill the online form. Link and contact details given:
<https://forms.gle/9eGScDdM7L9LvcA>

The Registration and commenting Period is Effective from 22 July to 13 August 2021.

No Public Meeting Will Be Conducted Due to COVID-19 Restrictions, I & APs are encouraged to use the platforms provided or contact the Environmental consultant for commenting.



EnviroPlan Consulting cc
Consultant: Tendai E. Kasanganeti
Phone: +264813634904
Fax: +264 61 255 207
Email: tendai@enviroplanconsult.com

NOTICE

Take notice that John Heita, Urban & Regional Planners cc on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

• The rezoning of Erf 2444, Khomasdal, from "business with a bulk 0.4" to "residential with a density of one dwelling per Erf".

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kansas Street and Tsukhohe /Gowases Street (formerly Begonia Street), Erf 2444, Khomasdal is 492m² in extent and zoned "business" with a bulk of 0.4, which allows for both residential and commercial developments.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

The locality plan of the Erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street.

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 Municipal Council, Box 59, Windhoek and with the applicant in writing within 14 days of the last publication of this notice.

Dated the 23rd July, 2021.

John Heita TRP
he@jwv.na
P.O. Box 4470, Windhoek

NOTICE FOR CONSENT:

Rezoning from Single Residential to General Residential in terms of the Katima Mulilo Town Planning Scheme, notice is hereby given that Urban Nest Creations intends to apply for permission from the Katima Mulilo Town Council to rezone Erf 189, Extension 3, Katima Mulilo from "Single Residential" with a density zoning of 1 dwelling per 900m² to "General Residential" with a density zoning of 1 dwelling per 250m². The Town Planning Scheme and Map particulars of the application may be inspected at the Katima Mulilo Town Council, Town Planner's office.
Further take note that any individual that may have any objection to the proposed rezoning may lodge such objection together with grounds thereof, with the Katima Mulilo Town Council: Planning Section and the applicant in writing not later than 6 August 2021.

Katima Mulilo Town Council
Urban Nest Creations
Planning Section: Town Planning
P.O. Box 4453 | Private Bag 5009 | KATIMA MULILO
shishiveni@kmtc.org.na | Tel: 066 261500 | WALVIS BAY

info@urbannest-na.com
Tel: 064 220275

MINISTRY OF HOME AFFAIRS AND IMMIGRATION CIVIL REGISTRATION THE ALIENS ACT, 1937

NOTICE OF INTENTION OF CHANGE OF SURNAME

I, (1) TULONGA S HEMUSHESA KAECAMWA Residing at P O BOX 6433, OKURYANGAVA, WINDHOEK. And carrying on business/employed as (2) N/A. Intend applying to the Minister of Home Affairs and Immigration for authority under section 9 of the Aliens Act 1937 to assume AMADHILA. For the reasons that (3) WANT TO USE THE SURNAME ON MY SCHOOL REPORT I PREVIOUSLY bore the name (s) (4) KAECAMWA TULONGA S HEMUSHESA I intend also applying for authority to change the surname of my wife N/A And minor child (ren) (5) N/A TO AMADHILA Any person who objects to my/or assumption of the said surname of AMADHILA Should as soon as may lodge his/her objection, in writing, with a statement of his/her reasons therefore, with Magistrate of

28 JUNE 2021

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

I, (1) OLGA LIMON residing at Erf 19, OMONGO STREET, WANAHEDA, KATUTURA, WINDHOEK and carrying on business / employed as (2) N/A Intend applying to the Minister of Home Affairs for authority under section 9 of the Aliens Act, 1937, to assume the surname KOGOSIKOMA for the reasons that (3) BOCK - WAS SURNAME GIVEN DURING APARTHEID ERA, IY HAS NO LINK TO MY FAMILY BLOOD LINE. I WOULD LIKE TO CHANGE BOCK TO KOGOSIKOMA PERMANENTLY. I previously bore the name(s) (4) BOCK. I intend also applying for authority to change the surname of my wife and minor child(ren) (6) any person who objects to my/or assumption of the said surname of KOGOSIKOMA should as soon as may be lodge his/her objection, in writing, with a statement of his/her reasons therefor, with the magistrate of WINDHOEK 16 JULY 2021

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Email: info@heartmunchtyres.com

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035 Regskenningsgewings Legal Notices

IN THE Magistrate's Court for the District of Windhoek Held At Windhoek Case No: 2877/2020
In the matter between: DEON VAN VUUREN, Plaintiff and JOAO PAULO DOS SANTOS, Defendant.

NOTICE OF SALE IN EXECUTION In execution of a judgement against the above Defendant granted by the above Honourable Court on the 11th November 2020, the following will be sold by public auction on Saturday, the 07th August 2021 at 09h30 at the offices of the Messengers of Court/Deputy Sheriff, Windhoek, 422 Independence Avenue, Windhoek, by the Messengers of Court, Windhoek:
1x Samsung Fridge, 1x LG Washing Machine, 1x Samsung Machine, 1x Dining Table and Chairs, 4x Black Bar Chairs, 1x Dining Table, 1x Bed Mattress, 1x Samsung TV, 1x TV Unit, 1x Lounge Suite, 1x White Coffee Table, 2x Small Tables, 1x Antique Display Unit.

TERMS OF SALE: "Vetstoets" and cash to the highest bidder. Dated at Windhoek on this 13th day of July 2021.
DR WEDER KAUTA & HOVEKA INC
Legal Practitioners for Plaintiff
WIKH House
Jan Jonker Road
Ausspännplatz
WINDHOEK
(Ref: MAT54660/ie)
DM0202100387307

NOTICE Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, Agricon Mushroom CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Okahandja Town Planning Scheme, intends to apply to the Municipality of Okahandja for:

Consent in terms of Table B of the Okahandja Town Planning Scheme to use Portion 62 (a portion of Portion 8) of the Consolidated Farm Okahandja No. 277 for "Agriculture" and Portion 62 (a portion of Portion 8) of the Consolidated Farm Okahandja No. 277 is located 4.8km north of the Okahandja Town, directly east of the Main Road linking Okahandja with Otjiwaronga. Portion 62 is 26,1204ha in extent and is zoned "Agriculture". It is the intention to use the portion for an aquaculture project, whereby Mozambique Tilapia (*Oreochromis mossambicus*) and vegetables will be produced for the Namibian market.

The proposed project will utilize the waste produced by the fish as nutrients for plants grown hydroponically, which in turn purifies the water and is run off and replacement water. To be able to proceed with the project, Okahandja Municipality's consent to allow "aquaculture" on the Portion is required. Onsite parking will be provided for in accordance with the Okahandja Municipal Guidelines.

Further take notice that the locality plan of the portion is displayed on the Municipal Notice Board, Okahandja Municipal Offices, Martin Nelb Avenue, Okahandja.
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 Municipality Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 14 August 2021). 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

DM0202100387322

035 Regskenningsgewings Legal Notices

NOTICE: Take notice that John Heita, Urban & Regional Planners cc on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively for:

The rezoning of Erf 2444, Khomasdal, from "business with a bulk of 0.4" to "residential with a density of one dwelling per Erf".

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kamas Street and Tsukhoew //Gowases Street (formerly Began's Street), Erf 2444, Khomasdal is 422m² in extent and zoned "business" with a bulk of 0.4, which allows for both residential and commercial developments. Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

The locality plan of the Erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street.
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 Municipal Council, Box 59, Windhoek and with the applicant in writing within 14 days of the last publication of this notice.
Dated the 23rd July, 2021.
John Heita TRP
jhe@iwayna
P.O. Box 4470,
Windhoek
DM0202100387217

NOTICE Take notice that Winplan Town and Regional Planning Consultants, on behalf of the German Evangelical Congregation, Gobabis, intends applying to the Gobabis Municipality and the Urban and Regional Planning Board for the:

CANCELLATION OF CONDITIONS 3.B (a, b, c, d) REFLECTED IN TITLE DEED NO 168/1953 AGAINST: ERF 151, GOBABIS EXTENSION; AND REZONING OF ERF 151 GOBABIS EXTENSION FROM "INSTITUTIONAL" TO "GENERAL BUSINESS".

CANCELLATION OF CONDITIONS 4.B (a, b, d) REFLECTED IN TITLE DEED NO 168/1953 AGAINST: ERF 152, GOBABIS EXTENSION; AND REZONING OF ERF 152 GOBABIS EXTENSION FROM "INSTITUTIONAL" TO "GENERAL BUSINESS".
Erf 151 Gobabis is located on the corner of Cuito Cuanavale Avenue and Makamer Street and measures 41703 m². Erf 152 is located in Makamer Street and measures 41575 m². Both erven are undeveloped. The intention of our client is to develop Erf 151 for Restaurant purposes and Erf 152 for Conference facilities/purposes. Parking will be provided on site and in accordance with the Gobabis Town Planning Scheme.
Take notice that the locality plans of the intended Rezoning for: Erven 151 and 152, Gobabis lies open for inspection at our client's to develop Erf 151 for Restaurant purposes and Erf 152 for Conference facilities/purposes. Parking will be provided on site and in accordance with the Gobabis Town Planning Scheme.
Further take notice that any person objecting to the proposed uses of the land as set out above may lodge such objection together with the grounds thereof, with the Gobabis Municipality and with the applicant in writing within 14 days of the last publication of this notice. The last day for objections will be 10 Aug 2021.
Applicant: Winplan Town and Regional Planners
P.O. Box 90761
Klein Windhoek
Tel: 061-246761
E-mail: winplan@winplan.com.na
DM0202100386443

DM0202100386443

037 Regskenningsgewings Legal Notices

NOTICE OF SALE OF BUSINESS TAKE NOTICE THAT SWAKOP BOOKSHOP CC intends to alienate and dispose of its business SWAKOPMUNDER BUCHHANDLUNG, carried on at No. 22 Sam Nujoma Avenue, Swakopmund to and in favour of BOOKS AND ART DEALERS CC, who shall carry on the business for its own account at the aforesaid premises, and this publication shall serve as due notice having been given in terms of Section 34 of the Insolvency Act No 24 of 1936.

Dated at Swakopmund on this the 21st day of July 2021.
KINGHORN ASSOCIATES LEGAL PRACTITIONERS
HAUSALTONA
2-6 TOBIAS HAINYEKO STREET
P.O. BOX 1455
SWAKOPMUND
DM0202100387288

IN THE Magistrate Court for the District of Swakopmund. Held at Swakopmund. Case NO: 657/2019

In the matter between: MO-RIEN GASES- Plaintiff and BOBBY GASEB Defendant

SALE IN EXECUTION
In the execution of a Judgment of the above Honourable Court the following goods will be sold by public Auction Erf No. 4856, John Otto Nankudhi Street, Swakopmund, Auction starts online 13 August 2021 at 10h00 and ends 16 August 2021 at 10h00:
1x Grothes Cupboard, 1x JVC flat screen TV, 1x Corner lounge set grey, 1x black & white carpet, 1x Muller & Haupt microwave, 1x KIC fridge, 1x black VW Jetta: Vin No: wvzzz1k29u017972 Engine No: CAV035714 Reg No: N111725

Thus done and signed at Swakopmund on this 29th day of June 2021.

VAN RENSBURG ASSOCIATES Legal Practitioners for Plaintiff Am Strand Building Tobias Hainyeko
DM0202100387446

DM0202100387446

IN THE High Court of Namibia (Main Division - Windhoek) Case No: HC-MD-CIV-ACT-CON-2019/00498

In the matter between: STANDARD BANK NAMIBIA LIMITED, Judgment Creditor/Plaintiff and JULIUS GAWESER, Judgment Debtor/Defendant
NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY In execution of a Court Order of the High Court of Namibia, given on the 3rd of May 2019, in the abovementioned case, a judicial sale by public auction will be held on the 9th of August 2021 at 15H00 at Erf 506, Aschenborn Street, Pionierspark, Windhoek, of the following:

CERTAIN: Erf No. 506, Pionierspark.
SITUATED: In the Municipality of Windhoek, Registration Division "K", Khomas Region.
MEASURING: 1194 (one one nine four) square metres
HELD BY: Deed of Transfer No. T 948/2012
SUBJECT: To all the terms and conditions contained therein.

CONDITIONS OF SALE:

1. The property shall be sold by the Deputy-Sheriff, Windhoek, on 09th of AUGUST 2021 at 15H00.
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 "vetstoets".
4. The complete conditions of sale may be inspected at the office of the Deputy-Sheriff, Windhoek (Tel: no: 061-248558), and at the Plaintiff's Attorneys office at the under-mentioned address. Dated at Windhoek on this 14th day of June 2021.
ANGULACO INCORPORATED
Legal Practitioner for Judgment Creditor/Plaintiff
Unit 112 E/F Block C
Matrusa Park, Centaurus Street
WINDHOEK
Ref: DEB197/NJP
DM0202100385147



KHORIXAS TOWN COUNCIL

ERF NO	ERF SIZE	LOCATION	ZONING	UPSET PRICE (NS)
2333	6107 m ²	Extension 1	Business	NS 54,156.38

TITLE	Sale of an unimproved business erf in Khorixas Extension 1
CLOSING DATE AND TIME	Friday the 28th of August 2021 at 11:00 am, at the Khorixas Town Council Office
BIDDING DOCUMENTS	Available as from Monday the 02nd of August 2021 at 11:00 am at the Khorixas Town Council, Khorixas at the Office of the CEO None
SITE INSPECTION AND BID BRIEFING LEVY (NON-REFUNDABLE)	None
ENQUIRIES TECHNICAL/PROCUREMENT	NS 200.00 payable in cash at the cashier at Khorixas Town Council or as set out in the Bid document. Mr. W. Beuker, R. Gowasch, E.F. Nongobu
DELIVERY ADDRESS	THE BID BOX KHORIXAS TOWN COUNCIL Luischen Hoopes Street Khorixas, Namibia

NOTICE FOR OBJECTIONS

SALE OF VARIOUS ERVEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992 AS AMENDED

The Town Council of Khorixas intends to sell the erven as indicated in the table below by way of private treaty in terms of section 63(2)(3) of the Local Authorities Act, Act 23 of 1992 as amended to the undermentioned applicants.

All interested and affected parties are called upon to lodge any written objections against the intended sale of the erven below. Objections and the grounds thereof must be in writing in a sealed envelope clearly marked "OBJECTIONS THE SALE OF VARIOUS ERVEN" Council resolution No. H.1.3.15.06.2021 which should then be addressed to the office of the Chief Executive Officer, Private Bag 2005, Khorixas not later than the 11th of August 2021, at 12h00.

No.	Name of applicant	Erf No.	Erf size	Selling Price (NS)	Extension	Zoning	Registered owner
1	Susanna Goemaus	3026	485	NS 19,692.75	Ext 3	Res	KTC
2	Tobias N.M. Nزامene	3309	465	NS 29,541.45	Ext 7	Res	KTC
3	Edward Jan Viljoen	4381	617.70	NS 22,319.50	Ext 9	Res	KTC
4	Mania Viljoen	4182	625.20	NS 21,882.00	Ext 9	Res	KTC
5	Benjamin Awateb	3090	490	NS 20,328.00	Ext 4	Res	KTC
6	Gerhardus P. Seibeb	2412	581	NS 51,674.14	Ext 1	Bus	KTC
7	Irvim M. Gaebe	3538	546	NS 34,687.38	Ext 7	Res	KTC
8	Irelda Gueses	3066	480	NS 20,328.00	Ext 4	Res	KTC
9	Evangelina Hloawes	3033	465	NS 19,692.75	Ext 3	Res	KTC
10	Stannie N. Nزامene	3068	480	NS 20,328.00	Ext 4	Res	KTC
11	Maria M. Shilongo	3111	465	NS 19,692.75	Ext 4	Res	KTC
12	Gregory C. Nembuaga	3112	465	NS 19,692.75	Ext 4	Res	KTC
13	Easion E. Groenewald	3140	553	NS 23,419.55	Ext 4	Res	KTC
14	Pius N. Moses	3924	450	NS 28,588.50	Ext 7	Res	KTC
15	Ndeyapo E. Shiweda	3951	441	NS 28,080.26	Ext 7	Res	KTC
16	Adela A. Geisries	3972	474	NS 30,113.22	Ext 7	Res	KTC
17	Stanley H. Und	3097	480	NS 20,328.00	Ext 4	Res	KTC
18	Rudolf Brendt	2165	733	NS 46,567.49	KP	Res	KTC
19	Ronette Tsases	2619	450	NS 19,057.50	Ext 2	Res	KTC
20	Tjotvava Mburum	2621	450	NS 19,057.50	Ext 2	Res	KTC

Enquiries: Town Planning Division, Mr Jakobus Nwab or Mr Charimus Shilpena, Tel: +254 67 331657

Issued by: Office of the Chief Executive Officer, P.Bag 2005, Khorixas

NOTICE:

TO ALL UNPAID, HALF PAID AND UNDEVELOPED ERVEN BENEFICIARIES IN KHORIXAS

Khorixas Town Council has noticed with great disappointment that a list of portions of land and erven that has been allocated to applicants have been lying and idling for a very long time without any payment and any development thereof.

The Council is therefore informing all allocated beneficiaries of unpaid, half paid and undeveloped portions of land or erven within Khorixas to report in writing to the Office of the Chief Executive Officer before or on Friday the 20th August 2021.

Failure to adhere to this publication will result in the nullifying of the allocation without further Notice. No telephonic responses will be accepted.

Please send your written report to the following address:

The Chief Executive Officer
Khorixas Town Council
Private Bag 2005, Khorixas
Email: palktc@gmail.com

NOTICE FOR OBJECTIONS

SALE OF VARIOUS ERVEN BY WAY OF PRIVATE TREATY IN TERMS OF SECTION 63(2) OF THE LOCAL AUTHORITIES ACT, ACT 23 OF 1992 AS AMENDED

The Town Council of Khorixas intends to sell the erven as indicated in the table below by way of private treaty in terms of section 63(2)(3) of the Local Authorities Act, Act 23 of 1992 as amended to the undermentioned applicants.

All interested and affected parties are called upon to lodge any written objections against the intended sale of the erven below. Objections and the grounds thereof must be in writing in a sealed envelope clearly marked "OBJECTIONS THE SALE OF VARIOUS ERVEN" Council resolution No. OCM/11.1.3.23.03/2021 which should then be addressed to the office of the Chief Executive Officer, Private Bag 2005, Khorixas not later than the 11th of August 2021, at 12h00.

No.	Erf No.	Name of applicant	Registered Owner	Zoning	Ext.	Erf Size	Selling Price (NS)
1	1952	Martha (Tshen) Ganes	KTC	Res	Ext 7	548	NS 34,814.44
2	1955	Naderza Bombas	KTC	Res	Ext 7	650	NS 28,588.50
3	1970	Norrmu Namosob	KTC	Res	Ext 7	580	NS 6.00 (Fully Paid)
4	1938	Melody Ganes	KTC	Res	Ext 7	546	NS 34,687.38
5	3101	Martin Basson	KTC	Res	Ext 4	480	NS 20,328.00
6	3102	Magrethe Khomas	KTC	Res	Ext 4	480	NS 20,328.00
7	2675	Maria Tshes	KTC	Res	Ext 2	465	NS 19,692.75
8	3145	Frans Elsieb	KTC	Res	Ext 4	459	NS 19,438.65

Enquiries: Town Planning Division, Mr Jakobus Nwab or Mr Charimus Shilpena, Tel: +254 67 331657

Issued by: Office of the Chief Executive Officer, P.Bag 2005, Khorixas

Republieken Sun
Algemene Zeitung
Om te adverteer skakel:
Kleinadvertensies
L 061-297 2056

Regskennisgewings Legal Notices

Regskennisgewings Legal Notices

NOTICE Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owner, Agricon Mushroom CC, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Okahandja Town Planning Scheme, intends to apply to the Municipality of Okahandja for:

- Consent in terms of Table B of the Okahandja Town Planning Scheme to use Portion 62 (a portion of Portion 8) of the Consolidated Farm Okahandja No. 277 for 'Aquaculture'.

Portion 62 (a portion of Portion 8) of the Consolidated Farm Okahandja No. 277 is located ±8km north of the Okahandja Town, directly east of the Main Road linking Okahandja with Djiwawango. Portion 62 is ±61204m² in extent and is zoned 'Agriculture'. It is the intention to use the portion for an aquaponics project whereby Mozambique Tilapia (*Oreochromis mossambicus*) and vegetables will be produced for the Namibian market.

The proposed project will utilize the waste produced by the fish as nutrients for plants grown hydroponically, which in turn purify the water and limits runoff and replacement water. To be able to proceed with the project, Okahandja Municipality's consent to allow 'aquaculture' on the Portion, is required.

Onsite parking will be provided for in accordance with the Okahandja Municipal Guidelines.

Further take notice that the locality plan of the portion is displayed on the Municipal Notice Board, Okahandja Municipal Offices, Martin Neib Avenue, Okahandja.

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 Municipal Council and the applicant in writing within 14 days of the last publication of this notice (final date for objections is 14 August 2021).

Should you require additional information you are welcome to contact our office.

IN THE High Court of Namibia (Main Division - Windhoek) Case No: 134/2016

In the matter between: STANDARD BANK NAMIBIA LIMITED, Judgement Creditor/ Plaintiff and GLORIA VINYENGUA HJ-ARLUNGURU, Judgement Debtor/Defendant

NOTICE OF SALE IN EXECUTION - IMMOVABLE PROPERTY

In execution of a Court Order of the High Court of Namibia, given on 26th of April 2019, in the abovementioned case, a judicial sale by public auction will be held on the 17th of August 2021 at 15H00 at Section No.18, Hornbill Court, Rocky Crest, Windhoek, of the following:

CERTAIN: Section No.16, Hornbill Court

SITUATED: In the Municipality of Windhoek, Registration Division 'F', Khomas Region

MEASURING: 62 (SIX-TWO) square metres

HELD BY: Sectional Plan No: T 66/2011

SUBJECT: To all the terms and conditions contained therein.

CONDITIONS OF SALE:

1. The property shall be sold by the Deputy-Sheriff, Windhoek, on 17th of August 2021 at 15H00.
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, Windhoek (Tel no: 061-248568) and at the Plaintiffs' Attorneys office at the under mentioned address.

APPLICANT: DU TOIT TOWN PLANNING CONSULTANTS P.O. Box 6671 AUSSPANPLATZ WINDHOEK Tel: 061-248010 Email: planner1@dutoitplan.com

NOTICE: Take notice that John Heita, Urban & Regional Planners cc on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

The rezoning of Erf 2444, Khomasdal, from "business with a bulk 0.4" to "residential with a density of one dwelling per Erf".

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Karinas Street and Tukhoek/Gowasse Street (formally Begonia Street), Erf 2444, Khomasdal is 492m² in extent and zoned "business" with a bulk of 0.4, which allows for both residential and commercial developments.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

The locality plan of the Erf lies on inspection on the Town Planning Notice Board at the Customer Care Centre, Municipal Offices, Rev. Michael Scott Street.

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 Municipal Council, Box 59, Windhoek and with the applicant in writing within 14 days of the last publication of this notice, dated the 23rd July, 2021.

John Heita TRP
info@wayna.com
P.O. Box 4470,
Windhoek

ANGULACO, INCORPORATED Legal Practitioner for Judgement Creditor/Plaintiff Unit 112 E/F Block C Maerua Park, Centaurus Street WINDHOEK Ref: DE8552-STA-2/032/INP - DM02021002365071

Closure, Subdivision and Consolidation Notice Notice is hereby given that SONRADA PROPERTIES CC on behalf of the applicant of Erf 1410 Mersey Street, Wanaheda, in terms of the Local Authority Act of 1992 (Act 23 of 1992) intends to apply to the Urban and Regional Planning Board/Ministry of Urban and Rural Development for:

Subdivision of Erf 1726 (2 140m²) (Public Open Space) Mersey Street, Wanaheda into Portion A (442m²) and Remainder (1 698m²).

Permanent Closure of Portion A of Erf 1726 (Public Open Space) Mersey Street Wanaheda as a "Public Open Space".

And Consolidation of Portion A with Erf 1410 (528m²) Mersey Street, Wanaheda, Windhoek into Erf X (970m²).

Erf 1410 Mersey Street, Windhoek is currently zoned as "Residential" and Measures 528m² in extent with a density of 1:250.

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 to the Secretary: Townships Board, Private Bag 13289 and Chief Executive Officer of City of Windhoek P.O. Box 59 Windhoek, Within 14 Days after the appearance of this notice in accordance with Article 50 (1) of the Above Act.

SONRADA PROPERTIES CC P.O. BOX 70204 Khomasdal Windhoek 0856820686/sonradap@gmail.com

LOSING CONTROL? ALCOHOLICS ANONYMOUS NAMIBIA

If you want to drink, that's your business. If you want to stop, that's ours.

WINDHOEK: 081-325 6144
SWAKOPMUND: 081 243 2649
E-MAIL: alcoholics@namibia.org

DM02021002365071

20



MPE
Ministry of Public Enterprises

ANNOUNCEMENT: NON-COMMERCIAL PUBLIC ENTERPRISE BOARD VACANCIES (Closing Date: 09 August 2021)

Ministry of Public Enterprises (MPE), in conjunction with the Ministry of Urban and Rural Development (MURD), is inviting applications from Namibian nationals for board membership of:

- National Housing Enterprise (NHE)

To register and apply, visit us on the link: <https://e-recruit-mpe.gov.na>

Email: info@mpe.gov.na - Website: www.mpe.gov.na - Tel: +264 61 2023600



MPE
Ministry of Public Enterprises

Email: info@mpe.gov.na - Website: www.mpe.gov.na - Tel: 061 2023600

NATIONAL HOUSING ENTERPRISE (NHE) BOARD VACANCIES

The Ministry of Public Enterprises (MPE) in collaboration with the Ministry of Urban and Rural Development (MURD), hereby invites Namibian nationals with the relevant qualifications, experience and requirements as listed below, to apply for board membership of the NHE. The term will commence on 1 October 2021 for three years.

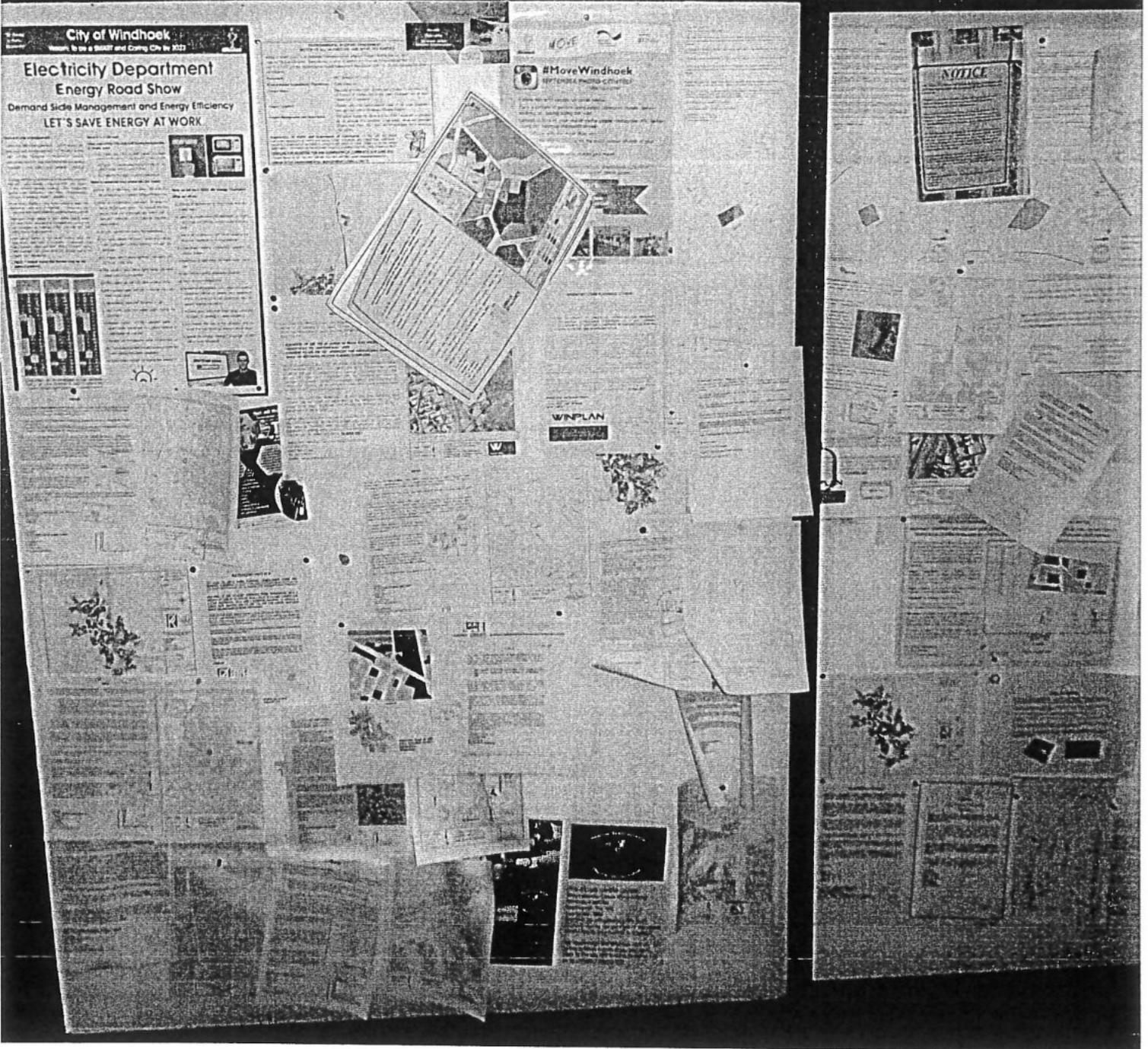
- 1. REQUIRED AREAS OF EXPERTISE**
 - 1.1 Legal Practitioner – Admitted Legal Practitioner, LLB degree minimum, LL.M in company law preferred – with proven knowledge and expertise in property law, conveyancing and the operation of state-owned enterprises, with at least 5 years of post-admission experience.
 - 1.2 Chartered Accountant – with proven knowledge in property financing, revenue generation and revenue accounting, with at least 5 years' experience on deal structuring, auditing and business rescue.
 - 1.3 Architectural or Civil engineering qualification - registered with the Engineering Council of Namibia, proven knowledge and expertise in property development - with emphasis in construction of houses, knowledge and experience in land acquisition and servicing – at least 5 years of housing construction, land servicing experience, and construction deal structuring.
 - 1.4 Business expert – Master's degree in Business Administration/Strategy /Commerce - proven knowledge and expertise in business deals, business modeling, governance and sustainability.
 - 1.5 Human Capital Specialist – Master's degree in HR related field preferred – proven knowledge and expertise in organisational strategy, organisational structuring and human resources operations.
- 2. PERSONAL REQUIREMENTS**
 - 2.1 Applicant has to be a Namibian Citizen or be lawfully admitted as permanent resident and permanently residing in Namibia.
 - 2.2 Applicant must not have a criminal record.
 - 2.3 Applicant must not be a member of the board of any 2 Public Enterprises.
 - 2.4 Applicant must not be disqualified from being appointed as members as provided for in Section 5 (1) of the National Housing Amendment Act, 2000 (No. 32 of 2000), and Public Enterprises Governance Act No 1 of 2019.
- 3. REQUIRED QUALIFICATIONS AND EXPERIENCE**
 - 3.1 Academic Qualification – Relevant Degree as indicated above depending on the field of expertise.
 - 3.2 Experience - 5 years at an executive management level or more experience in the area of expertise.
 - Previous Board membership will serve as an added advantage
 - 5 years or more experience serving at executive level of a Public Enterprise or other corporate institution will serve as an added advantage.
- 4. APPLICATION PROCEDURE. Applicants are required to submit:**
 - 4.1 Cover letter signed by the applicant providing a motivation for the application, updated Curriculum Vitae and certified copies of qualifications.
 - 4.2 Applicants with foreign qualifications to attach proof of evaluation of such qualifications by the Namibia Qualifications Authority.
 - 4.3 Applications are addressed/directed to: The Executive Director, Ministry of Public Enterprises, Windhoek, and Enquiries to Josephine.Nangolo@mpe.gov.na / 0813679783 and Simon.Shikongo@mpe.gov.na / 0814158595
 - 4.4 All applications should be done online through e-recruitment.

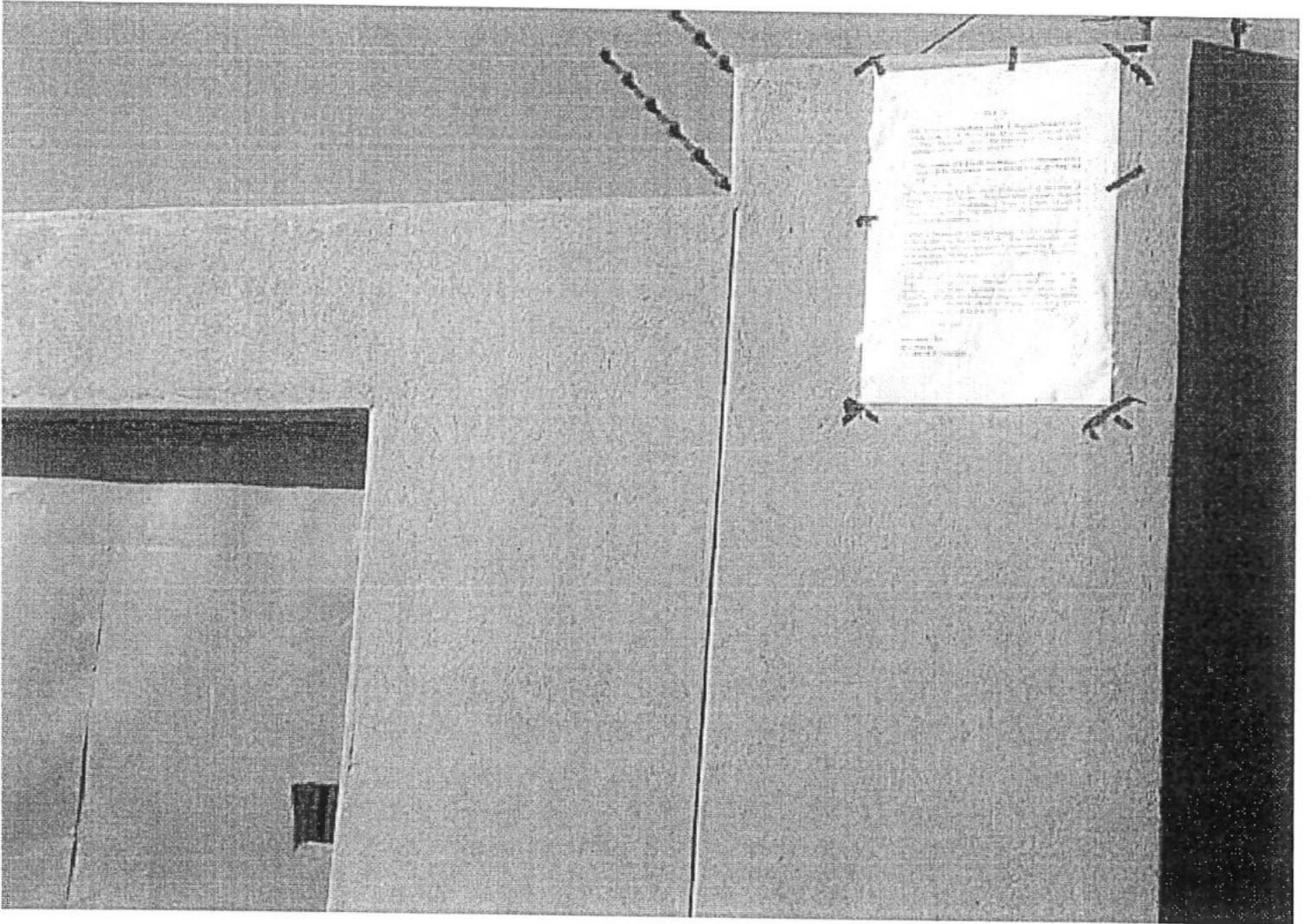
To register and apply for the vacancies visit Public Enterprises Board of Directors E-recruitment Portal online link: <https://e-recruit-mpe.gov.na>

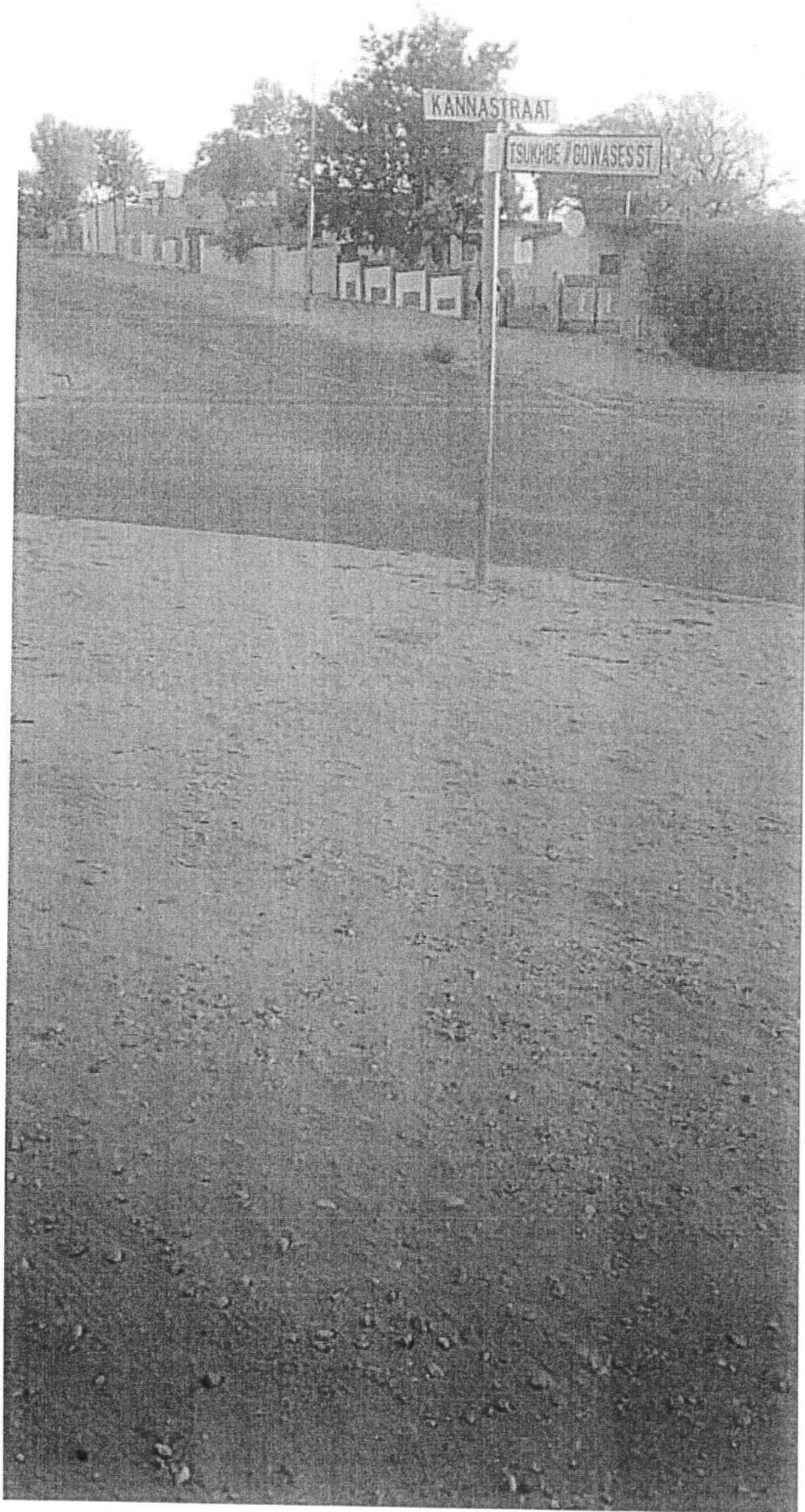
Only suitably qualified applicants will be considered for shortlisting and no documents will be returned. Applicants will be contacted for an interview by the Ministry of Public Enterprises in the event that they are shortlisted. People with disabilities meeting the criteria as listed are encouraged to apply.

CLOSING DATE: 9 August 2021

TOWN PLANNING ZONE MAPS







...the proposed rezoning of Erf 2444, Khomasdal, from "business with a bulk of 0.4" to "residential with a density of one dwelling per Erf".

The rezoning of Erf 2444, Khomasdal, from "business with a bulk of 0.4" to "residential with a density of one dwelling per Erf" is proposed to be implemented in terms of the rezoning of Erf 2444, Khomasdal, from "business with a bulk of 0.4" to "residential with a density of one dwelling per Erf".



Scale: 1:5000
 LOCALITY PLAN OF ERF 8342
 DR. AB MAY STREET
 WINDHOEK

TOIT TOWN PLANNING CONSULTANTS
 PO BOX 2011
 WINDHOEK
 Tel: 061-2418210
 Email: info@toittownplanning.com



Cell: 081 211 219 272
 Email: jheita@johnheita.com
 111 Ave. 44/70 Windhoek
 Namibia

NOTICE 23rd July 2021

Take notice that John Heita, Urban & Regional Planners cc on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board respectively for:

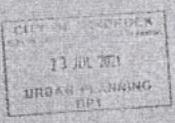
- The rezoning of Erf 2444, Khomasdal, from "business with a bulk of 0.4" to "residential with a density of one dwelling per Erf".

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kamus Street and Tsikhoo-Gonwees Street (formerly Begonia Street). Erf 2444, Khomasdal is 492m² in extent and zoned "business" with a bulk of 0.4, which allows for both residential and commercial developments.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

You are invited to comment on these proposals before the 30th August, 2021. Comments or objections may be provided to the owner or to the address appearing on the letterhead and to the Department of Urban and Transport Planning, Windhoek Municipal Council, Box 59, Windhoek. Should no response be received, it will be taken to mean that you have no objections to the proposals.

Dated the 23rd July, 2021
 John Heita TRP
 jheita@johnheita.com
 PO Box 4470, Windhoek



LOCALITY PLAN OF ERF 2444, BEGONIA STREET, KHOMASDAL, WINDHOEK

TOIT TOWN PLANNING CC
 PO BOX 2011
 WINDHOEK
 Tel: 061-2418210
 Email: info@toittownplanning.com





Cell. +264 811 229 272
Email. jhe@iway.na
P.O. Box 4470, Windhoek
NAMIBIA

COMMENTS OF AFFECTED NEIGHBOURS

23rd July 2021

Take notice that **John Heita, Urban & Regional Planners cc** on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- **The rezoning of Erf 2444, Khomasdal, from “business with a bulk 0.4” to “residential with a density of one dwelling per Erf”.**

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kannas Street and Tsukhoe //Gowases Street (formally Begonia Street). Erf 2444, Khomasdal is 492m² in extent and zoned “business” with a bulk of 0.4, which allows for both residential and commercial developments.

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You are invited to comment on these proposals before the 20th August, 2021. Comments or objections may be provided to the owner or to the address appearing on the letterhead and to the Department of Urban and Transport Planning, Windhoek Municipal Council, Box 59, Windhoek. Should no response be received, it will be taken to mean that you have no objections to the proposals.

Dated the 23rd July, 2021.

John Heita TRP
jhe@iway.na; PO Box 4470, Windhoek

I. Sylvia Vanlyk owner of Erf 2227, 2280, 2443, (2868) and 3791, Khomasdal,
(Please mark the applicable erf with a circle)

- Have no objections to the proposal
- ~~Object to the proposal for the following reasons~~

(Please delete what does not apply).

Signed: S. Vanlyk

Date: 24/07/2021

Receipt of Notice

I acknowledge receipt of this notice on the day of2021.

Signed:

COMMENTS OF AFFECTED NEIGHBOURS

23rd July 2021

Take notice that **John Heita, Urban & Regional Planners cc** on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- **The rezoning of Erf 2444, Khomasdal, from “business with a bulk 0.4” to “residential with a density of one dwelling per Erf”.**

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Dated the 23rd July, 2021.

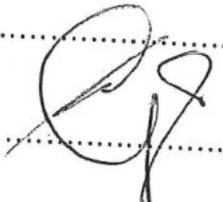
John Heita TRP
jhe@iway.na; PO Box 4470, Windhoek

I, Johan Losper owner of Erf 2227 2280, 2443, 2868, and 3791, Khomasdal,
(Please mark the applicable erf with a circle)

- ⊙ Have no objections to the proposal
- ~~Object to the proposal for the following reasons.~~

.....
.....

(Please delete what does not apply).

Signed: 

Date: 25-07-2021

Receipt of Notice I acknowledge receipt of this notice on the day of2021.

Signed:

COMMENTS OF AFFECTED NEIGHBOURS

23rd July 2021

Take notice that **John Heita, Urban & Regional Planners cc** on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- **The rezoning of Erf 2444, Khomasdal, from “business with a bulk 0.4” to “residential with a density of one dwelling per Erf”.**

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kannas Street and Tsukhoe //Gowases Street (formally Begonia Street). Erf 2444, Khomasdal is 492m² in extent and zoned “business” with a bulk of 0.4, which allows for both residential and commercial developments.

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Dated the 23rd July, 2021.

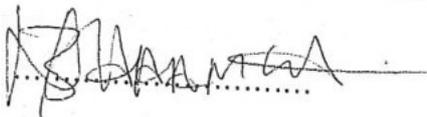
John Heita TRP
jhe@iway.na; PO Box 4470, Windhoek

I, NBS Hamene owner of Erf 2227, 2280, 2443, 2868, and 3791, Khomasdal,
(Please mark the applicable erf with a circle)

- Have no objections to the proposal
- Object to the proposal for the following reasons

No Objection

Signed:



(Please delete what does not apply).

Date: 24 July 2021

Receipt of Notice

I acknowledge receipt of this notice on the day of2021.

Signed:

COMMENTS OF AFFECTED NEIGHBOURS

23rd July 2021

Take notice that **John Heita, Urban & Regional Planners cc** on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- **The rezoning of Erf 2444, Khomasdal, from “business with a bulk 0.4” to “residential with a density of one dwelling per Erf”.**

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You are invited to comment on these proposals before the 20th August, 2021. Comments or objections may be provided to the owner or to the address appearing on the letterhead and to the Department of Urban and Transport Planning, Windhoek Municipal Council, Box 59, Windhoek. Should no response be received, it will be taken to mean that you have no objections to the proposals.

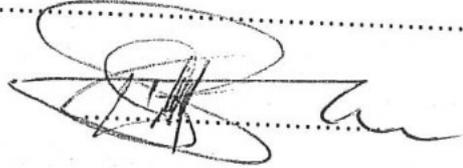
Dated the 23rd July, 2021.

John Heita TRP
jhe@iway.na; PO Box 4470, Windhoek

William Petersen
.....owner of Erf 2227, 2280, 2443, 2868, and 3791, Khomasdal,
(Please mark the applicable erf with a circle)

- Have no objections to the proposal
- ~~Object to the proposal for the following reasons~~

.....

Signed: 

(Please delete what does not apply).

Date: *31st July 2021*

Receipt of Notice I acknowledge receipt of this notice on the day of2021.

Signed:

COMMENTS OF AFFECTED NEIGHBOURS

23rd July 2021

Take notice that **John Heita, Urban & Regional Planners cc** on behalf of the owner of Erf 2444, Khomasdal is applying to the Windhoek Municipal Council and intends applying to the Urban and Regional Planning Board, respectively, for:

- **The rezoning of Erf 2444, Khomasdal, from “business with a bulk 0.4” to “residential with a density of one dwelling per Erf”.**

Erf 2444, is located in Khomasdal Extension 3, on the Corner of Kannas Street and Tsukhoe //Gowases Street (formally Begonia Street). Erf 2444, Khomasdal is 492m² in extent and zoned “business” with a bulk of 0.4, which allows for both residential and commercial developments.

Currently, the property is only being used for residential purposes as the business activities ceased in 2012. The proposed zoning will reflect the actual land use and allow for the reduction in monthly rates and taxes. Parking requirements in terms of the Windhoek Zoning Scheme are being met.

You are invited to comment on these proposals before the 20th August, 2021. Comments or objections may be provided to the owner or to the address appearing on the letterhead and to the Department of Urban and Transport Planning, Windhoek Municipal Council, Box 59, Windhoek. Should no response be received, it will be taken to mean that you have no objections to the proposals.

Dated the 23rd July, 2021.

John Heita TRP
jhe@iway.na; PO Box 4470, Windhoek

I, Jan D. Hammerschlag owner of Erf 2227, 2280, 2443, 2868, and 3791, Khomasdal,
(Please mark the applicable erf with a circle)

- Have no objections to the proposal
- Object to the proposal for the following reasons.

(Please delete what does not apply).

Signed: 

Date: 09.08.2021

Receipt of Notice

I acknowledge receipt of this notice on the day of2021.

Signed:

SUBMISSION

APPLICATION FOR REZONING OF REMAINDER PORTION B OF ERF 17 ARIANS STREET KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'BUSINESS' WITH A BULK OF 1.0, CONSENT USE FOR AN OFFICE FLOOR AREA WITH THE BUSINESS BULK OF 1.0 FOR ADMINISTRATION PURPOSES AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT ON THE ERF WITH THE BULK OF 1.0 WHILE THE WINDHOEK SPATIAL DEVELOPMENT FRAMEWORK STUDY AND THE REZONING ARE FINALIZED.

Attached 3 copies of the following:	
Rezoning Drawings:	
-Locality Plan	YES
-Existing Zoning	YES
-Intended Zoning	YES
Subdivision/Consolidation Drawings:	
-Locality Plan	N/A
-Existing Situation Plan	N/A
-Intended Situation Plan	N/A
Town Planning Certificate	YES
Approved Erf Diagram (if applicable)	YES
Proof of Advertisements	YES
Proof of Neighbours Notices	YES
Proof of Notice on Site	YES
Proof of Notice on LA Board	YES
Copies of objections/comments received	YES
Credit Clearance Certificate from CoW	YES
NAC Clearance(if applicable)	N/A
Power of Attorney	YES
Title Deed/Deed of Transfer/Founding Statement/Company Resolution	YES
<i>Electronic copy-to be sent once hard copy submitted</i>	<i>Sent</i>
Application in doc. format	YES
All annexures (pdf)	YES
All supporting plans and drawings (pdf)	YES

Department of Urban and Transport Planning
Acting Urban Planner
City of Windhoek
P.O. Box 59
Windhoek

Attention: Hugo Rust

Dear Sir,

APPLICATION FOR REZONING OF REMAINDER PORTION B OF ERF 17 ARIANS STREET KLEIN WINDHOEK FROM 'RESIDENTIAL' WITH A DENSITY OF 1:900 TO 'BUSINESS' WITH A BULK OF 1.0, CONSENT USE FOR AN OFFICE FLOOR AREA WITH THE BUSINESS BULK OF 1.0 FOR ADMINISTRATION PURPOSES AND CONSENT TO COMMENCE WITH THE PROPOSED DEVELOPMENT ON THE ERF WITH THE BULK OF 1.0 WHILE THE WINDHOEK SPATIAL DEVELOPMENT FRAMEWORK STUDY AND THE REZONING ARE FINALIZED.

1. Application

Dunamis Consulting Town, Regional Planners and Planners was appointed by Remainder Portion B Erf Seventeen Klein Windhoek cc (John Ali Ipinge and Shoaib Ali Mohammed Latif) as the owners of Remainder Portion B of Erf 17 Arians Street Klein Windhoek to apply to the Windhoek Municipal City Council for:

- Rezoning of Remainder Portion B of Erf 17 Arians Street Klein Windhoek from 'Residential' with a density of 1:900 to 'Business' with a bulk of 1.0,
- Consent Use for an Office floor area on the Business Bulk 1.0 of Remainder Portion B of Erf 17 Arians Street Klein Windhoek for administration purposes.
- Consent to commence with the proposed development on Remainder Portion B of Erf 17 Arians Street Klein Windhoek with the bulk of 1.0 while the Windhoek Spatial Development Framework Study and the rezoning are finalized.

2. Erf/Site Information

Remainder Portion B of Erf 17 Klein Windhoek is located in Arians Street. The property is currently zoned 'Residential' with a density of 1:900 and is vacant. Remainder Portion B of Erf 17 Klein Windhoek measures 1174m².

2.1. Municipal Services and Street Access

Remainder Portion B of Erf 17 Klein Windhoek is located in a built-up neighborhood and already connected to the Windhoek municipal reticulation network. Any additional and extension of municipal services such as sewer, water and electricity for the proposed

residential unit; For the purpose of this subclause the term "on the same storey" shall include any two storeys the levels of which differ by two (2) metres or less, the Erf may be used for the purposes as indicated in Table B below:

Zoning Scheme: Table B

USE ZONE (1)	PRIMARY USES (2)	CONSENT USES (3)	PROHIBITED USES (4)
IV Business	Shops, Business buildings, dwelling units, residential buildings and social halls.	Other uses not under columns 2 and 4	Noxious industrial buildings

4. Public Consultation and Objections

The intended development of Remainder Portion B of Erf 17 Klein will be placed in two different daily newspapers namely New Era, The Namibian Newspaper and Government Gazette.

Letters will be hand delivered to immediate neighbors informing them of the intention to develop Remainder Portion B of Erf 17 Klein and their comments and objections (if any) will be submitted to Council once obtained.

A notice will also be displayed on-site of Remainder Portion B of Erf 17 Klein and at the City of Windhoek Customer Care Centre Notice Board.

4.1. Namibia Airport Company Clearance

The height of the proposed structures will be within the limit prescribed by the Namibia Airport Company Clearance requirement as well that of the building regulations of double storey buildings and is not contravening height restrictions for this area as there are also adjacent Erven buildings with more than double storeys.

5. Motivation

5.1. Need and Desirability

Remainder Portion B of Erf 17 Klein Windhoek is located within an area that predominantly is characterized by a well-defined and growing business node known as Hidas Center. This business footprint is surrounded by land uses like that of single residential, higher densities, office, special, institutional and a handful of public open spaces and municipal uses. This area is quite vibrant as it beams with well-integrated mixed land use patterns. These comprise of Woermann & Brock, Checkers convenient shops, 3 fuel stations, the United Nation House, block of flats, St. Paul's College, Dagbreek School, Restaurants at Jenner's Place, O'Portuga and Am Weinberg Hotel Boutique, Guesthouses, the South African Embassy, Yangtze Village, Pieter Mostert Architects, NamPost and a Police Station.

The proposed zoning of 'Business' with a bulk of 1.0 on Remainder Portion B of Erf 17 Klein Windhoek will blend in with the already accentuated business precinct and will further enhance the value along Ariens Street and its immediate environs. Erven north

The new proposed business zoning on Remainder Portion B of Erf 17 Klein Windhoek with a bulk of 1.0 will further stimulates the business ambiance of this area.

5.2.3. Use of Existing and new Buildings

Remainder Portion B of Erf 17 Klein Windhoek is vacant and the buildings of the proposed development will be used for Business and Administrative purposes.

6. Concluding remarks

The Windhoek Municipal Council in general, welcomes property owners that contributes toward the town's economic growth. The proposed Coffee Shop, Dwelling Units including an Administration touch is allowable in this area provided that the proposed development does not infringe on the surrounding areas set-up and it is supported by the neighbors and not considered to have a negative influence on the amenity of the area at large.

The rezoning of Remainder Portion B of Erf 17 Klein Windhoek from 'Residential' with a density of 1:900 to 'Business' with a bulk of 1.0 is in line with Council development expectation seen that the Erf falls within the Klein Windhoek Office Policy Zone for a bulk of 0.4, bordering with Erven of a strong business niche and being typified by *employment areas with various overlapping sectors for Business, Government, Offices, Educational Institutions and Industry in line with the Windhoek Structure Plan of October 1996.* The Windhoek Municipal Council is herewith requested to support the application.

7. Attachments

7.1. Attached 3 complete copies of the following documents:

- Application with Location, Existing and Proposed Zoning Plans
- Town Planning Certificate
- Copy of approved Erf diagram
- Copies of Advertisements notices
- Proof of Notice on Site
- *Proof of Notice on LA Notice Board*
- Credit Check Clearance Certificate
- Power of Attorney
- Deed of Transfer

Considering the above motivation, it is trusted that you will favorably consider this application.

Yours faithfully,



Petrine Sem (Pr. TRP)
(Pr. TRP/NCTRP No.28)



Scale 1:85000



ate: April 2021

**LOCALITY PLAN OF REMAINDER
PORTION B OF ERF 17 ARIANS
STREET KLEIN WINDHOEK**

Plan No: RE/B/17/KW/2021



Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 20541
Windhoek, Namibia



Scale 1:5000

T/N

Date: April 2021

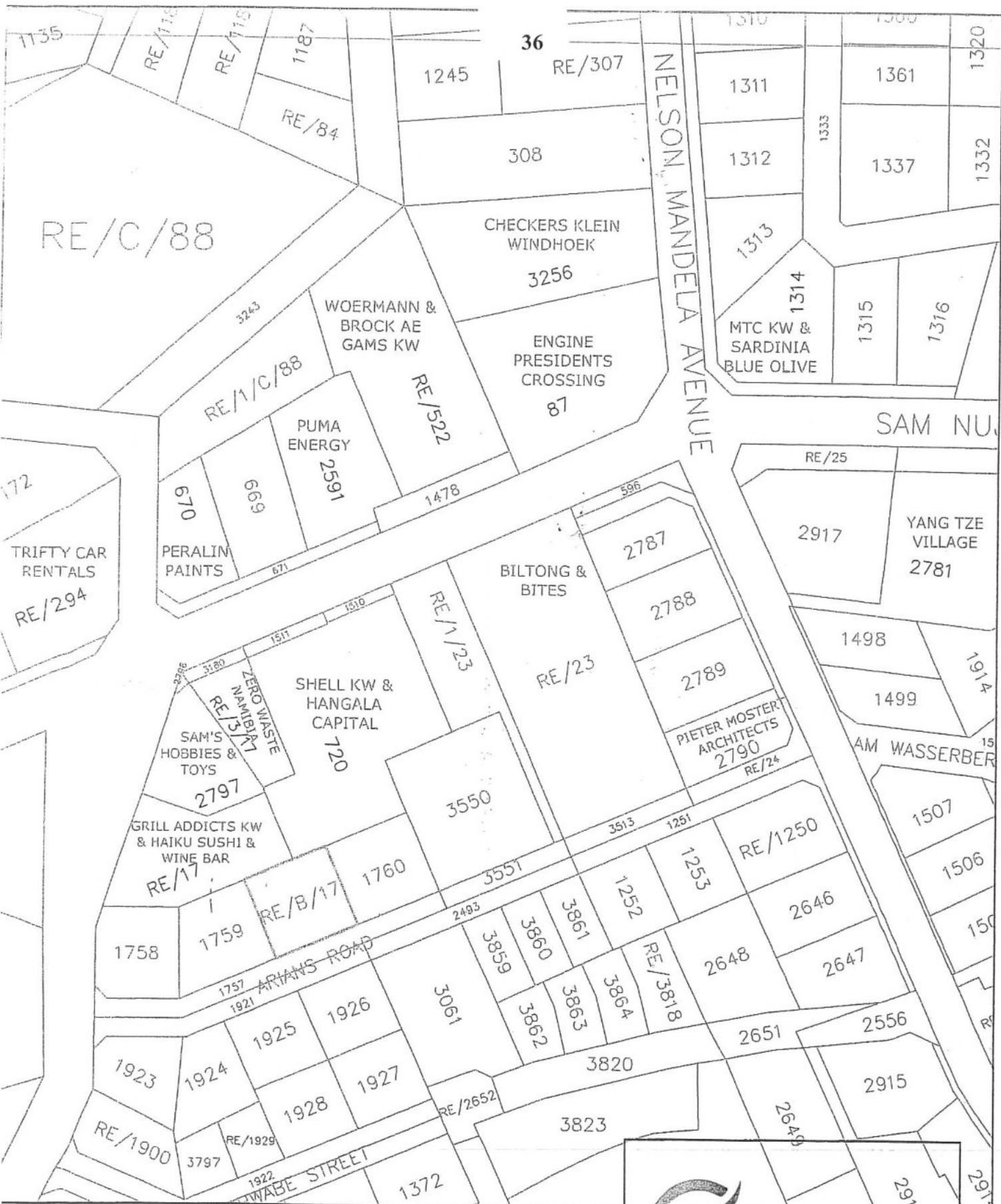
RE/B/17/KW

LOCALITY PLAN OF REMAINDER PORTION B OF ERF 17 ARIANS STREET KLEIN WINDHOEK AND IMMEDIATE SURROUNDINGS

Plan No: RE/B/17/KW/2021



Cell: +264 855 512 173
 Email: ndimuhona@dunamisplan.com
 P.O. Box 20541
 Windhoek, Namibia



Scale 1:2000

↑
TIN

Date: April 2021

RE/B/17/KW

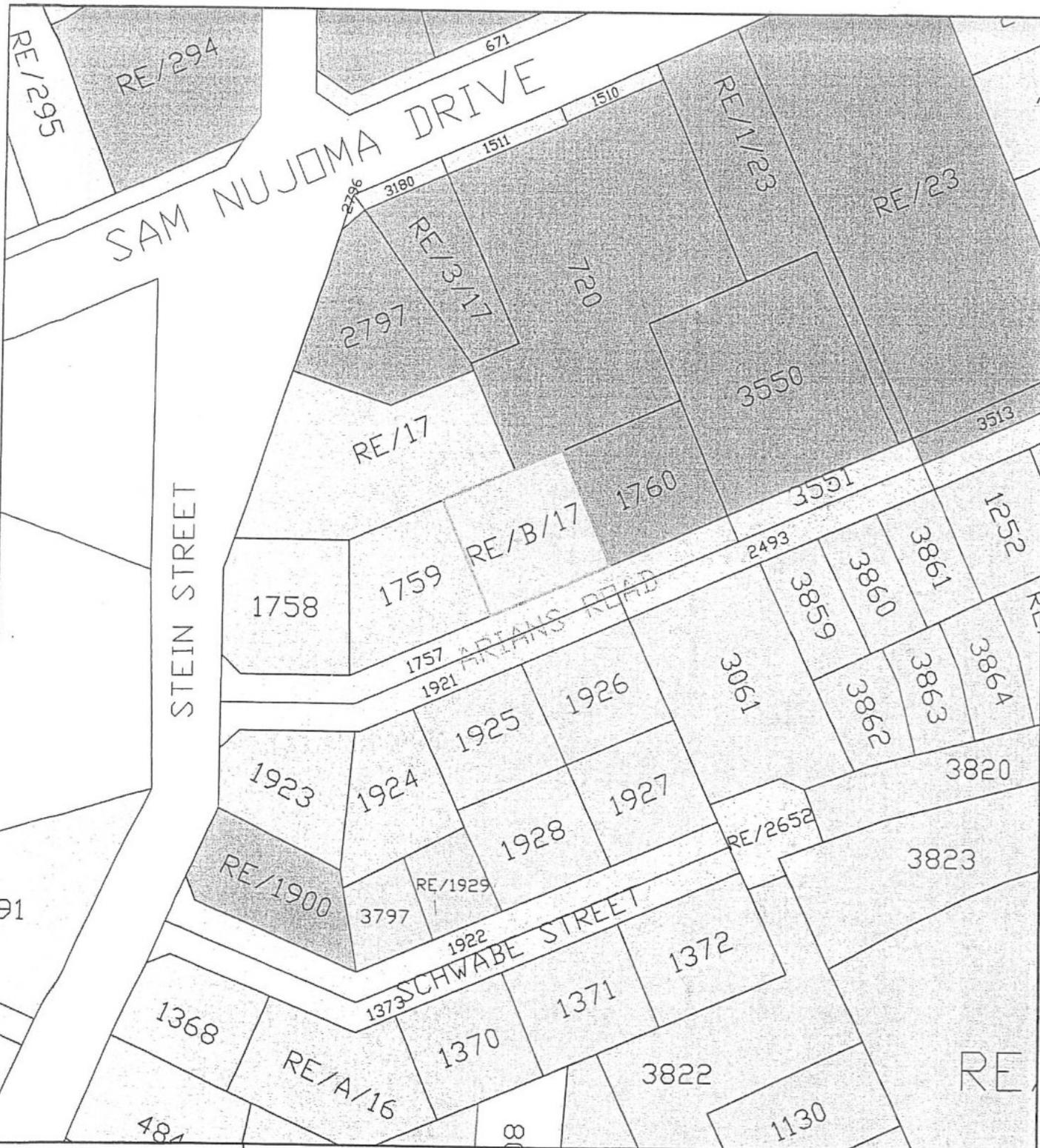
LOCALITY PLAN OF REMAINDER PORTION B OF ERF 17 ARIANS STREET KLEIN WINDHOEK AND IMMEDIATE SURROUNDINGS

Plan No: RE/B/17/KW/2021



Dunamis
Consulting (Pty) Ltd

Cell: +264 855 512 173
Email: ndimuhona@dunamisplan.com
P.O. Box 20541
Windhoek, Namibia



Scale 1:1500
 Date: April 2021
 TN

 RE/B/17 KW
 Residential 1:900

**CURRENT ZONING OF REMAINDER
 PORTION B OF ERF 17 ARIANS STREET
 KLEIN WINDHOEK**

Plan No. RE/B/17/KW/2021

 **Dunamis**
 Consulting (Pty) Ltd

Cell: +264 855 512 173
 Email: ndimuhona@dunamisplan.com
 P.O. Box 20541
 Windhoek, Namibia



Scale 1:1500
 Date: April 2021

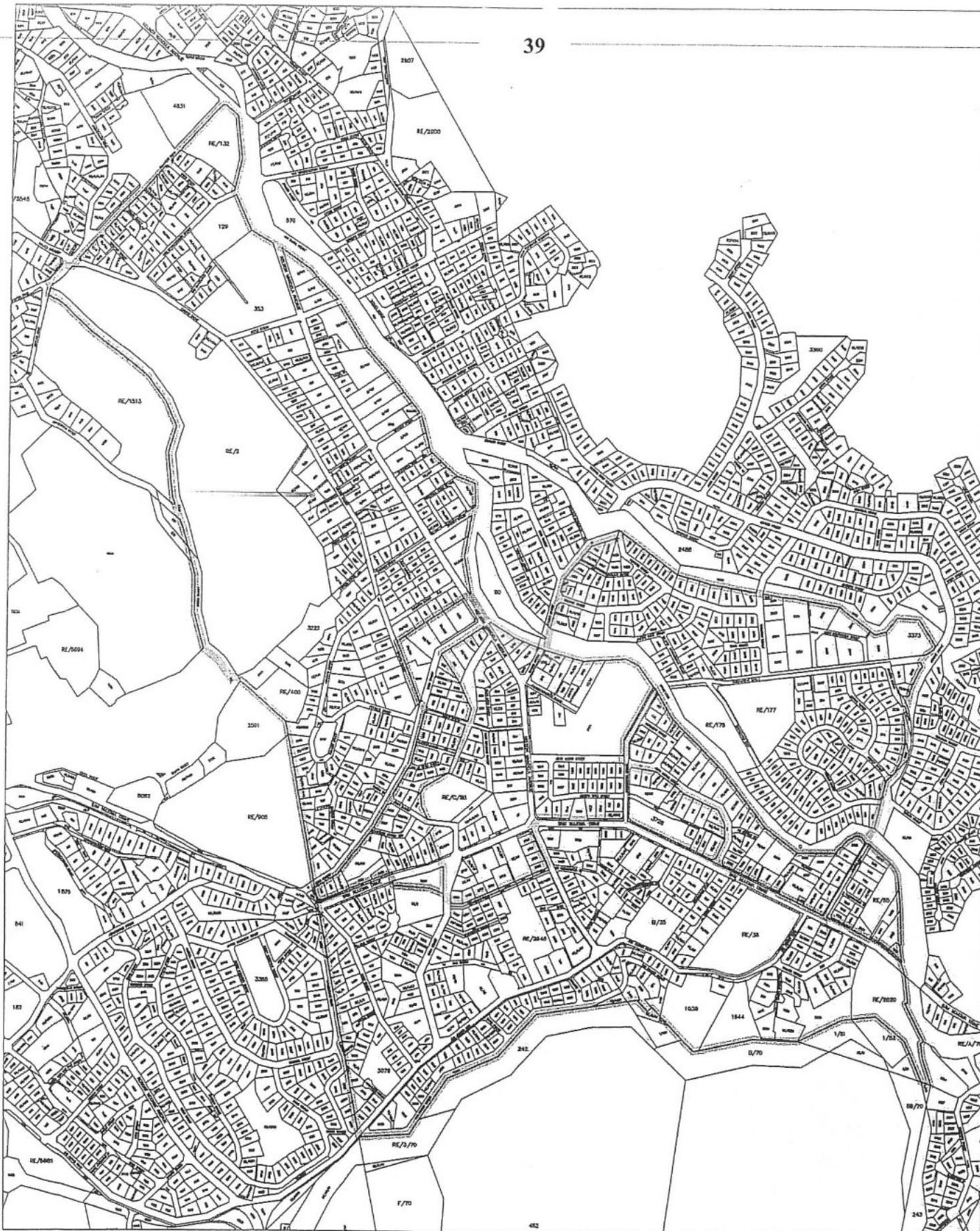

 RE/B/17 KW
 Residential 1:900

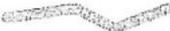
**PROPOSED ZONING OF REMAINDER
 PORTION B OF ERF 17 ARIANS STREET
 KLEIN WINDHOEK**

Plan No. RE/B/17/KW/2021

 **Dunamis**
 Consulting (Pty) Ltd

Cell: +264 855 512 173
 Email: ndimuhona@dunamisplan.com
 P.O. Box 20541
 Windhoek, Namibia



-  Office policy zone
-  1/250 density area
-  1/500 density area

File: L/		Network: D:\Groups\LS\Cje\Cartography\maps\OfficePolicyZone.dwg	
 CITY OF WINDHOEK 2005	Designed bwa	Date 6 June 2005	Klein Windhoek Policy Zones Scale 1 : 10 000 PG200506-01
	Drawn cJe	Date 6 June 2005	
	Checked cJe	Date 6 June 2005	
	Divisional Head		
			 REV

Town Planning Certificate No. 1:
Town Planning Scheme Information

40

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: Remainder of Portion B of ERF 17 of

Township : KLEIN WINDHOEK/KLEIN WINDHOEK BLOCKS/LUDWIGSDORF

Street : SIMON BOLIVAR RD

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 : | | Refer to Table G. |
| 5. Erf Size : | 1,174 m ² | |
| 6. Parking : | | |

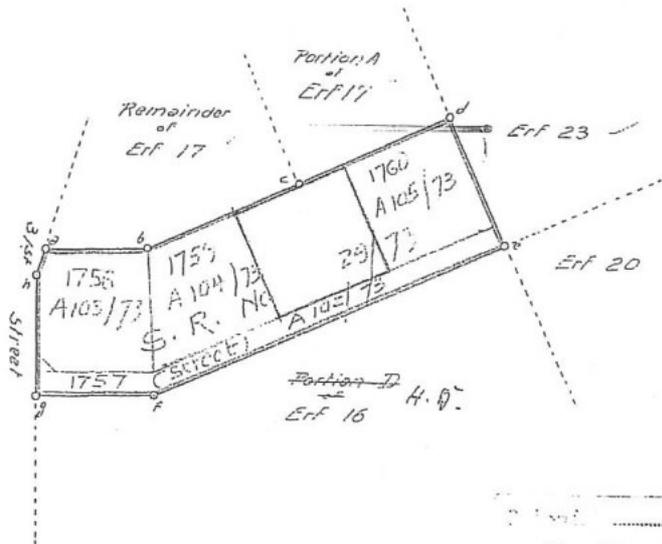
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 17 SIMON BOLIVAR RD
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.

Sides metres		Angles	
a b	31,00	a	108 ¹⁹ / ₂₀ 00 H.Q.
b c	48,87	b	203 13 40.
c d	48,94	c	180 06 30.
d e	41,17	d	90 12 50.
e f	113,33	e	89 37 50.
f g	35,80	f	157 01 20.
g h	35,84	g	89 43 40.
h a	8,41	h	161 ²⁴ / ₂₄ 10 H.Q.



Erf No. _____
 Area _____
 Date of Survey _____
 Date of Registration _____

Scale 1: 2000

The above Figure lettered *abcdefgh* represents
 Hectares 58, Ares 43, Sq. Metres 43, Sq. decimetres of Land being
 PORTION *B* of Erf No. 17

in the Township of *Klein Windhoek* SOUTH WEST AFRICA
 as appears on Diagram S. G. No. A. 185/22 framed by Surveyor
General's Office in February 1922 relating to Deed of
Certificate of Substituted Title No. 296/1930 dated 16. 8. 1930.
 Bounded as indicated above.

The angular points have been properly defined on the ground according to regulations.
 Surveyed in February 1931 by me

H. Brinkhuis
 Land Surveyor.

Examined <i>ac</i> Approved <i>A. T. Landman</i> Surveyor General. Surveyor General's Office Windhoek. 15. 7. 1931	This Diagram to T.D. No. 159/31 Registered Deeds Registry, Windhoek.
------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------

Approved

[Signature]

42

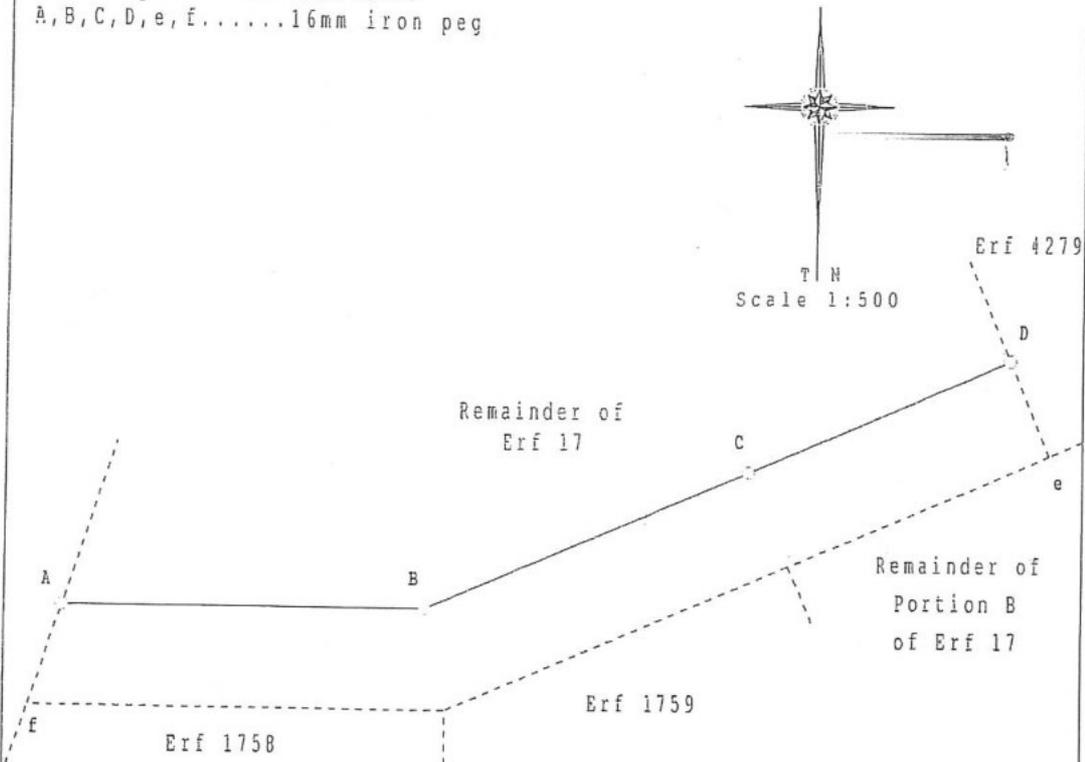
No. A454/2020

for Surveyor-General

SIDES METRES	ANGLES OF DIRECTION	CO-ORDINATES		DESIGN.
		Y	X	
Constants: 0,00		0,00		
A B 26,90	270 03 20	A -10 467,04	+63 482,23	cn1
B C 26,10	246 44 10	B -10 493,94	+63 482,26	cn2
C D 21,04	246 46 10	C -10 517,92	+63 471,95	cn3
Connecting Data		D -10 537,26	+63 463,65	cn4
D e 7,50	336 39 10	e -10 540,23	+63 470,54	17F
A f 7,90	18 17 50	f -10 464,56	+63 489,73	17Bb
		+ -10 480,46	+63 392,39	TSM070
		+ -11 226,68	+63 421,64	TSM073

Description of Beacons

A, B, C, D, e, f.....16mm iron peg



The line A B C D represents the Northern boundary of a 7,5metre wide right of way servitude over Remainder of Erf 17, Klein Windhoek

Situate in the Municipal Area of Windhoek
 Registration Division K
 Khomas Region
 Republic of Namibia
 Surveyed in June 2020 by me

[Signature]

H.L. Strydom
 Land Surveyor

This diagram is annexed to No. dated Registrar of deeds	The original diagram is No. A / Annexed to	S.R No.: E115/2020
	Transfer / Dated:	Gen. Plan No. Noting Plan: MG-5AC/V5 File No.: KWH.3

Legal
 Email: ndimuna@sunam.com
 CLAO21009099

REZONING NOTICE
DUNHAM CONSULTING
TOWN, REGIONAL PLANNERS
AND DEVELOPERS on behalf of the owner of Erf 4202 is Position of Erf No. 3148 Swartkops Street Windhoek, intends to apply to the Windhoek Municipal Council for the following:

• Rezoning of Erf 4202 (a Portion of Erf No. 3148) Swartkops Street Windhoek from "Residential" with a Density of 1:250 to General Residential with a Density of 1:250.

Erf 4202 is Portion of Erf No. 3148 Windhoek, is located in Swartkops Street. The property is currently zoned Residential with a density of 1:250. Erf 4202 is Portion of Erf No. 3148 Windhoek, 1033m². The proposed rezoning to General Residential with density of 1:250 will allow the owner to erect six dwelling units on the Erf for residential purposes. Through zoning, parking is required in terms of the Windhoek Zoning Scheme will be provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 60 Independence Avenue, Windhoek.

Further take note that any person desiring to be heard on the proposed land use as set out above may lodge such objection together with the grounds thereof at Writing at the Windhoek Urban Planning Office, Room 512, 5th Floor, Town House Main Building within 14 days of the last publication of this notice and date for objections is 08 June 2021.

Email: ndimuna@sunam.com
 CLAO21009099

Legal
 Email: ndimuna@sunam.com
 CLAO21009099

Legal
 Email: ndimuna@sunam.com
 CLAO21009099

In Memoriam

"HAPPY 65th BIRTHDAY IN HEAVEN"



Wg Cdr. (rtd.) Jeremiah N. "Ngale" Mwandingi
 Surpass: 18.05.1956
 Sunay: 20.12.2020

Though you're not here we still wanted to celebrate your birthday and remember all the good times. We miss you dearly.

From your Wife, Children, Siblings and entire Family

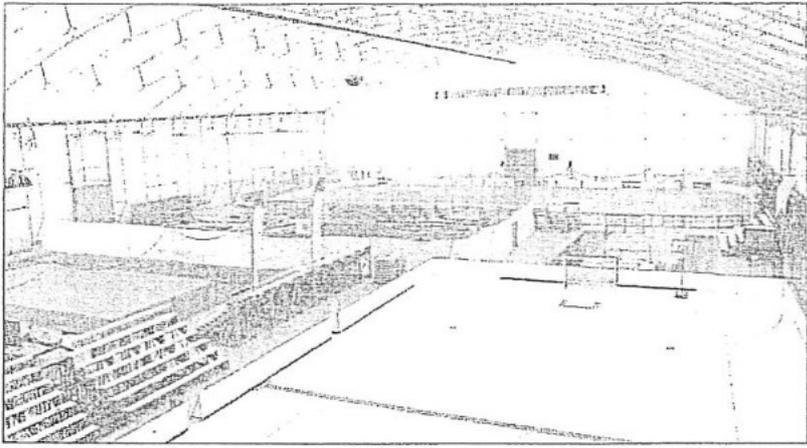


Photo: Adam Hartman

ENDORSEMENT ... The Namibia Sport Commission declared The Dome at Swakopmund a world-class private high-performance training centre on Friday.

Sport commission endorses The Dome

• ADAM HARTMAN

THE Namibia Sports Commission (NSC) on Friday officially signed a memorandum on recognition with Swakopmund's The Dome indoor sport centre in which it acknowledges The Dome as a private sport facility in Namibia for international games.

"The NSC, a regulator of sport in Namibia, is a dynamic institution that is seen as excelling in sport and empowering the youth. In line with Vision 2030, we want to encourage that developed and industrialised nations are developed by

their own people.

"Our endorsement of The Dome as a privately owned high-performance centre will contribute toward our vision," said NSC chief administrator Freddy Mwiya at the signing event.

The Dome covers an area of 6 200 m² with moveable pavilions that enable the flexible deployment of sporting facilities for training and in-house competition—the only one of its kind in Namibia.

Its vast indoor space allows for a variety of sport codes to be practised simultaneously. The Welwitschia Sport Field and an

eight-lane tartan track adjacent to The Dome are at the disposal of athletes and their coaches for skills training.

Several international competitions have taken place at the facility, while it has also hosted the Namibian Sport Awards.

The Dome's chief executive officer, Fanus Engelbrecht, acknowledged the recognition by the commission as a great honour, and testimony of the private sector's role and impact on sport development.

He said the Dome is in the process of establishing a sport academy, which would allow for the development and maintenance of world-class athletes locally.

REZONING NOTICE
DUNHAM CONSULTING
TOWN, REGIONAL PLANNERS
AND DEVELOPERS on behalf of the owner of Remainder Portion B of Erf 17 Arians Street Klein Windhoek, intends to apply to the Windhoek Municipal Council for the following:

• Rezoning of Remainder Portion B of Erf 17 Arians Street Klein Windhoek from "Residential" with a density of 1:250 to "Business" with a bulk of 1:0.

• Consent Use for an Office floor area on the Business Bulk 1:0 of Remainder Portion B of Erf 17 Arians Street Klein Windhoek for administrative purposes.

• Consent to commence with the proposed development on Remainder Portion B of Erf 17 Arians Street Klein Windhoek with the bulk of 1:0 while the Windhoek Spatial Development Framework Study and the rezoning are finalized.

Remainder Portion B of Erf 17 Klein Windhoek, is located in Arians Street. The property is currently zoned "Residential" with a density of 1:250. Remainder Portion B of Erf 17 Klein Windhoek measures 1174m². The proposed "Business" zoning with a bulk of 1:0 will allow the owner to utilize the Erf for a Coffee Shop, Office, and Residential Units. Through zoning, parking is required in terms of the Windhoek Zoning Scheme will be provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 60 Independence Avenue, Windhoek.

Further take note that any person desiring to be heard on the proposed land use as set out above may lodge such objection together with the grounds thereof at Writing at the Windhoek Urban Planning Office, Room 512, 5th Floor, Town House Main Building within 14 days of the last publication of this notice and date for objections is 08 June 2021.

Email: ndimuna@sunam.com
 CLAO21009099

Death & Funeral Notice



Johannes Nahenda
 *16 November 1959
 *11 May 2021

It is with great sadness that we announce the death of our beloved husband, brother and uncle.

Memorial Service:
 Tuesday, 17 May 2021 @ 12h00
 Nahenda homestead
 Okavangojags

Funeral Service:
 Wednesday 19 May 2021 @ 07h00 Nahenda Homestead Process to Old Ongwenwa Cemetery

Enquiries
 Ekango 0512324144
 Levi 0512655467
 Maria Martin 0817372224

Death & Funeral Notice

Death & Funeral Notice

Heinrich Ludwig Sachse
 Born: 08 - 03 - 1941
 Died: 12 - 05 - 2021

Loving Father, Grandfather, Brother & friend to so many in Namibia. We will all miss you dearly, in our lives.

Isaiah 43: 1
 "Do not fear, for I have redeemed you. I have summoned you by name; you are mine."
 (Fritz Sachse +264 (0) 811 47 1240)

Ex-kit man turns mentor

• SHEEFENI NIKODEMUS

ONE-TIME Brave Warriors kit manager Sakaria Shalongo, popularly known as Chally, has established a football academy to help groom future stars.

The Chally Football Academy operates from Donkerhoek Stadium in Windhoek's Shandumbain residential area and opened its gates to youngsters last week. It caters to six age groups ranging from under-9 to 19.

Shalongo says this new chapter in his football career is close to his heart.

"I'm a very motivated member of the community and very passionate about the game of football and the empowerment of the youth," he said.

Shalongo was the Brave Warriors' kit manager from 2003 to 2012 and performed the same role at Tigers for over a decade.

He has coached youngsters before, mentoring Tigers' under-17 cubs in the Namibian Football Association league between 2007 and 2008.

"I have vast experience in football administration and working with youth. I have ideas on tackling crime, addressing social ills and educating our youth that are often lost in this cold world," Shalongo says.

Presently, Shalongo is running the establishment with his own resources and input from good Samaritans. However, the academy is short on equipment, which he prefers over monetary donations.

"I believe and trust that my experience and knowledge of the game will help me accomplish this challenge," says the football enthusiast.

"But I can't do it alone and require help. With your backing, I believe I can add value to our youth to help them make better choices in life," Shalongo said.

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REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Remainder Portion B of Erf 17 Arians Street Klein Windhoek...

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 2531 D. Kuaima Riruako Street No. 19 Windhoek...

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 2531 D. Kuaima Riruako Street No. 19 Windhoek...

Market Watch To advertise call: The Classifieds t: 061-297 2055

Regskenningsgawings Legal Notices

REPUBLIC OF NAMIBIA: MINISTRY OF TRADE AND INDUSTRY. LIQUOR ACT, 1998. NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998. (Regulations 14, 26 & 33).

IN THE High Court of Namibia, Main Division.

Case Number : HC-MD-CIV-ACT-CON-2020/01256 IN the matter between: STANDARD BANK NAMIBIA LTD PLAINTIFF AND GHM INVESTMENT CLOSE CORPORATION, 1st Defendant, MARCELLE OWEN DELIE, 2nd Defendant, HOWARD LEON DELIE, 3rd Defendant...

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citizen or any other person ordinarily resident in Namibia, his or her physical address and where available, his or her telephone or cellular phone number or both, work place telephone number, facsimile number and personal or workplace email address or both; in the case of a close corporation, its name and registration number, postal address and registered office referred to in section 25 of the Close Corporations Act 1988 (Act No. 26 of 1988) and the particulars referred to in paragraph (a) of at least one member or officer as defined in that Act and the particulars referred to in paragraph (a) of its accounting officer appointed in terms of section 59 of that Act; in the case of a company, its name and registered number, postal address and registered office referred to in section 178 of the Companies Act 2004 (Act No. 28 of 2004) and the particulars referred to in paragraph (a) of at least one director and the secretary referred to in section 223 of that Act including all particulars referred to in section 223(1) of that Act and in case of the officer or secretary of any other body corporate the particulars referred to in paragraph (b) of section 223(1) of that Act; in the case of any other juristic person, the particulars referred to in paragraph (a) of at least one officer or secretary or a person, by whatever name called, running its affairs; and in the case of a trust which is duly authorised to litigate, the particulars referred to in paragraph (a) of all trustees and a reference number given by the master to the trust deed registered with the master. The particulars provided in terms of item 2 remain binding on the party to which they relate and may be used by the court, or by the other party to effect service of any notice or document on such party or give notice to such party. As soon as the managing judge has given notice of a case planning conference in terms of rule 23(1), he or she is required to meet with the plaintiff in order to agree a case plan in terms of rule 23(3) for submission to the managing judge for the exchange of pleadings, and the time within which he or she must deliver his or her plea and counterclaim, if any, will be determined by the court having regard to such plan and if he or she fails to cooperate in submitting such a plan, the court will determine the time within which he or she must deliver his or her plea and counterclaim, if any, and he or she must comply with such order.

Market Watch 45

PARTICULARS. 1. The Plaintiff is Standard Bank Namibia Ltd, a company with unlimited liability, duly registered and incorporated in accordance with the Company Laws in force in the Republic of Namibia, duly registered as a Commercial Bank in terms of the Banks Act, No 23 of 1965 with registration number 78/1799, having its principal place of business situated at Kleine Kuppe, No 1 Chassie Street, Windhoek, Republic of Namibia. 2. The FIRST DEFENDANT IS GHM INVESTMENT CLOSE CORPORATION, a Close Corporation duly incorporated in terms of the Close Corporation Act of Namibia, with its registered address being at No 6, Nachtigal Street, Windhoek, Republic of Namibia and with its physical business address being at No 6, Nachtigal Street, Windhoek, Republic of Namibia. 3. The SECOND DEFENDANT IS MARCELLE OWEN DELIE, a major male business man being a member of GMH Investment CC, No 6, Nachtigal Street, Windhoek, Republic of Namibia and who is currently residing at Erf 221, JACKAL'S LAINE, OMEYA, WINDHOEK, Republic of Namibia. 4. The THIRD DEFENDANT IS HOWARD LEON DELIE, a major male business man being a member of GMH Investment CC, No 6, Nachtigal Street, Windhoek, Republic of Namibia and who is currently residing at Erf 221, JACKAL'S LAINE, OMEYA, WINDHOEK, Republic of Namibia. 5. The FOURTH DEFENDANT IS ADMEN GEORGE DELIE, a major male business man being a member of GMH Investment CC, No 6, Nachtigal Street, Windhoek, Republic of Namibia and who is currently residing at Erf 221, JACKAL'S LAINE, OMEYA, WINDHOEK, Republic of Namibia. 6. On or about the 23 August 2018 and at Windhoek, the Plaintiff herein represented by a duly authorised manager, D. Beukes, and the First Defendant, by Marcelle Owen Delie and Admen George Delie entered into a partly written, partly oral agreement in terms whereof the Plaintiff undertook to lend and advance monies to the First Defendant through an overdraft facility on the first defendant's business current account. A copy of the written part of the agreement is annexed hereto marked "A", the terms and conditions of which are incorporated hereinwith. 7. The following were express, alternatively tacit, in the further alternative implied terms of the aforesaid agreement concluded between the parties: 7.1 The first defendant would be afforded an overdraft facilities as follows: 7.1.1 An amount of N\$ 364 250,00, the term of which will be for two months; 7.1.2 The repayment amount being N\$ 364 250,00; 7.1.3. An amount of N\$ 100 000,00; 7.1.4. The term of which will be for 12 months; 7.1.5. The repayment amount being N\$ 2500,00; 7.1.6. On or about 8 October 2017, the second, third and fourth defendant bound themselves as surety toward the Debts of the first defendant toward the plaintiff. The suretyship agreement is attached hereto as annexure "B". 9. The material terms of the said suretyship areas follows: 9.1. The second, third and fourth defendants bind and interpose themselves as surety and co-principal debtors in solidum for the first defendant's indebtedness to the Plaintiff however arising, including future, contingent and existing indebtedness, inter alia, in respect of money lent and advanced, money overdrawn on any account, promissory notes, bills of exchange and negotiable instruments; 9.2. The amount that the plaintiff shall be entitled to recover from the Surety under the suretyship agreement shall be unlimited, and shall include any cost of recovery on the attorney client scale, including collection commission;

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9.3. It shall always be in the discretion of the Plaintiff and the Plaintiff shall be entitled without effecting or prejudicing its rights to determine the extent, nature, duration and terms of the facilities to the First Defendant; 9.4. The second, third and fourth defendants renounced the benefits of excussion and vision and all other legal exceptions that could or might be raised or pleaded by the Surety, being the second, third and fourth defendants in answer to any claim by the Plaintiff under the suretyship; 9.5. A certificate signed by the manager or accountant of the plaintiff, whose appointment need not be proved, as to the amount owing to the plaintiff by the first defendant and/or the Surety at anytime, the fact that such amount is due and payable, the rate of interest payable thereon and the date from which from which such interest is reckoned shall be binding on the surety and shall be prima facie proof of the facts therein stated. 10. The plaintiff complied with its obligations in terms of the overdraft facilities, in that it had lent and advanced monies, in the total amount of N\$ 364 250,00 to the Business Current Account of the first defendant as at 24 August 2018. 11. The first defendant breached the agreement, in that it failed to repay the monies so lent and advanced in full and breached on the monthly repayment, due to paying in insufficient amounts since November 2018. As at 23 May 2019, the balance outstanding amounted to N\$ 131 442,99 on the first defendant's aforesaid account and the first defendant not having made any further payment to the plaintiff since April 2019. The aforesaid is evident from the plaintiff's Bank Statement, in the name of the first defendant, attached hereto as annexure "C". 12. In support of the aforesaid, the plaintiff's certificate of balance evidences the balance outstanding, in the said amount of N\$ 131 442,99 in respect of the first defendant's indebtedness, together with interest at 16.80% per annum from 23 May 2019 to date of payment. The said certificate is attached hereto as annexure "D". 13. In the premise, the defendants are indebted to the plaintiff in the amount of N\$ 131 442,99 together with interest as provided in paragraph 12 supra, jointly and severally, the one owing the other to be absolved. 14. Despite demand, alternatively, summons constituting demand, the defendants have failed and/or neglected, and/or refused to pay to the plaintiff the amount of N\$ 131 442,99 together with the applicable interest. Wherefore plaintiff prays for judgment against first, second, third and fourth defendant jointly and severally, the one to pay the other to be absolved for: 1. Payment of the sum/balance of N\$131 442,99; 2. Interest on N\$ 131 442,99 at the rate of 16.80% per annum from 23 May 2019 to date of payment. 3. Costs of Suit; 4. Further and/or alternative relief. Dated at Windhoek on this day of March 2020, ENGLING, STRITTER & PARTNERS Legal Practitioners for Plaintiff 12 Love Street, WINDHOEK (EY/BS/SDBS75) TO: THE REGISTRAR High Court, Main Division Uderitz Street, Windhoek AND TO: GHM INVESTMENTS CLOSE CORPORATION No. 6, Nachtigal Street, Windhoek, Republic of Namibia AND TO: MARCELLE OWEN DELIE Erf 221 JACKAL'S LAINE OMEYA WINDHOEK Republic of Namibia AND TO: HOWARD LEON DELIE Erf 221 JACKAL'S LAINE OMEYA WINDHOEK Republic of Namibia AND TO: ADMEN GEORGE DELIE Erf 221 JACKAL'S LAINE OMEYA WINDHOEK Republic of Namibia

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IN THE High Court of Namibia Main Division -Windhoek. Case No: HC-MD-CIV-ACT-CON-2020/01749. In the matter between: BANK WINDHOEK LIMITED - Plaintiff and ROMANNO HOEBBE - First Defendant, WILHELMINA HOEBBES - Second Defendant. NOTICE OF SALE IN EXECUTION In execution of a Judgement of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Windhoek, at Erf No 3927, No 42 Ben Appolus Street, Katutura (Extension No 2), Windhoek, on 27 May 2021, at 12h00, of the undermentioned property: Certain: Erf No 3927, Kalutara (Extension No 2). Situated: In The Municipality Of Windhoek (Registration Division "K"). Measuring: 253 Square Metres. Improvements: Three bedroom dwelling with lounge, kitchen, two bathrooms, two shower/wc/basin, arport, storeroom and outside WC. Auctioneer's fee: Refundable registration fee of N\$5 000. TERMS 10% of the purchase price and the auctioneers' 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, Windhoek and at the offices of the execution creditor's attorneys. Dated at Windhoek this 8th day of February 2021. DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WHK House Jan Jonker Road Windhoek REF: M4T51618

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REPUBLIC OF NAMIBIA: MINISTRY OF TRADE AND INDUSTRY. LIQUOR ACT, 1998. NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998. (Regulations 14, 26 & 33). Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Omusati Region. 1. Name and address of applicant: Choppies Supermarkets Namibia (Pty) Ltd, Po Box 21491, Windhoek, Republic Of Namibia. 2. Name of business or proposed business to which application relates to: Choppies Supermarkets Namibia (Pty) Ltd T/A Choppies Outapi 3. Address/ location of premises to which application relates: Erf 682, D3612 Road, Shop 1, Outapi, Republic Of Namibia. 4. Nature and details of application: Application Iora Greer Store Liquor Licença. 5. Clerk of the Court with whom application will be lodged: Clerk of the Court Outapi. 6. Date on which application will be lodged: 28 May 2021. 7. Date of meeting of Committee at which application will be heard: 14 July 2021. Any objection or written submission in terms of Section 28 of the Act in relation to the application must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard.

IN THE High Court of Namibia, Main Division.

Case Number : HC-MD-CIV-ACT-CON-2020/01256 IN the matter between: STANDARD BANK NAMIBIA LTD PLAINTIFF AND GHM INVESTMENT CLOSE CORPORATION, 1st Defendant, MARCELLE OWEN DELIE, 2nd Defendant, HOWARD LEON DELIE, 3rd Defendant...

WINDHOEK: 081-325 6144 SWAKOPMUND: 081 243 2646 E-MAIL: AlcoholicsAnonymous@gmail.com

LOSING CONTROL? AA ALCOHOLICS ANONYMOUS NAMIBIA If you want to drink, that's your business. If you want to stop, that's ours.

Market Watch Om te adverteer skakel: Kleinadvertensies t: 061-297 2055

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IN THE Magistrate's Court. Held at Windhoek. Case No: 6695/2019. In the matter between: CORNELIUS J SYBERT, Plaintiff and SULEMAN AZIZ ICYARAB, First Defendant BUTTERFLY MUSIC ENTERTAINMENT CC, Second Defendant NOTICE OF SALE IN EXECUTION Pursuant to a Judgment of the above Honourable Court granted on the 03rd of February 2020, the following goods will be sold in execution by public auction on 05th of June 2021 at 09h130 at 42 Independence Avenue, Windhoek, Republic of Namibia, namely: 1x Reception desk brown, 1x Office chair, 1x Office table black with small glass on top. Dated at Windhoek this 5th day of May 2021, FISHER, QUARMBY & PFEIFER PER: Z DUVENHAGE Legal Practitioners for Plaintiff Cnr. Robert Mugabe Avenue & Thorer Street, Entrance in Dr. Theo-Ben Gurubir Street, WINDHOEK. (ref: ZD/cd/00242049) DM0202100382635

IN THE High Court of Namibia. Main Division - Windhoek. Case No: HC-MD-CIV-ACT-CON-2020/01722. In the matter between: BANK WINDHOEK LIMITED, Plaintiff and STEPHANUS BERGH, Defendant NOTICE OF SALE IN EXECUTION In execution of a Judgment of the above Honourable Court in the above action, a sale without reserve will be held by the Deputy Sheriff, Windhoek, at Section 79, Riverport, Erf 7477, Windhoek, on 3 June 2021, at 09h00, of the undermentioned property: CERTAIN: Section No 79, Riverport, Erf 7477 SITUATED: In the Municipality of Windhoek (Registration division "K") MEASURING: 84 Square metres IMPROVEMENTS: Two bedroom unit with bathroom/toilet, open-plan kitchen/lounge, bed and balcony. AUCTIONEER'S NOTE: Refundable registration fee of N\$5 000,00 TERMS 10% of the purchase price and the auctioneers' 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, Windhoek and at the offices of the execution creditor's attorneys. Dated at Windhoek on this 12th day of February 2021, DR WEDER KAUTA & HOVEKA INC Legal Practitioner for Plaintiff WKH HOESE Jan Jonker Road WINDHOEK REF: MAT 44590 DM0202100382891

IN THE High Court for the Republic of Namibia. (Northern Division) Held at Oshakati. Case No: HC-NLD-CIV-ACT-CON-2019/00281. In the matter between: BACHMUS OIL & FUEL SUPPLY (PTY) LTD, Execution Creditor and MAVINGA TRADING ENTERPRISES, Execution Debtor. NOTICE OF SALE IN EXECUTION In pursuance of a judgment granted against the Defendant by the above Court, the following movable property will be sold in execution on the 26th of May 2021 at Erf 5509, Ongwediva at 12h00. 1x Old tipper body for tip truck, 1x Mobile road caravan, 1x Diesel tanker on trailer, 1x Mitsubishi Double cab N1955H, 1x Mitsubishi Pajero (black) N100-005H. Conditions of Sale: Voetstoets and cash to the highest bidder. Dated at Tsumeb on this 10th day of May 2021, DEPUTY SHERIFF FOR THE DISTRICT OF TSUMEB, GROOTFONTEIN & OSHAKATI P O Box 286 TSUMEB DM0202100382757

Regskennisgewings Legal Notices

NOTICE OF MOTION Managing Judge: Justice Harald Geier Roll Type: Second Motion Court Roll(Rule 10B) Date of Set Down: 04 June 2021 Particulars of party filing: Dr. Weder Kauta Hoveka Legal Practitioners for Plaintiff/ Respondent WKH HOESE, Jan Jonker Road WINDHOEK; Per: M Kuzeeke IN THE High Court of Namibia (Main Division - Windhoek) CASE NO: HC-MD-CIV-ACT-CON-2018/01005 In the matter between: BANK WINDHOEK LIMITED, Applicant and LIONEL DION DAVID 1st Respondent, CHANTAL REINE DAVID, 2nd Respondent INNOVATION TRAINING AND INSPECTION SERVICES CC, 3rd Respondent NOTICE OF MOTION Please take notice that this the above-named Applicant / Judgment Creditor will make application to this Court on Friday, 04 June 2021, at 10:00 and as soon thereafter as counsel may be heard, for an order in the following terms: An order declaring the following immovable property specially executable: Certain: Erf no 114, Walvis Bay Situated: In the Municipality of Walvis Bay, Registration Division "F", Erongo Region Measuring: 714 (Seven one four) square meters Held by under Deed of Transfer T326/2016 TAKE NOTICE further that the affidavit of ANTON DEWIT will be used in support of this application. Dated at Windhoek on this 12th day of May 2021, Dr. Weder Kauta Hoveka Legal Practitioners for Plaintiff/ Respondent WKH HOESE, Jan Jonker Road WINDHOEK; Per: M Kuzeeke Roll: MAT10541 TO: REGISTRAR OF THE HIGH COURT HIGH COURT OF NAMIBIA WINDHOEK AND TO: LIONEL DION DAVID FIRST RESPONDENT CAPE TOWN SOUTH AFRICA EMAIL: lionel.d@t@gmail.com (BY WAY OF SUBSTITUTED SERVICE) AND TO: CHANTAL REINE DAVID SECOND RESPONDENT CAPE TOWN SOUTH AFRICA EMAIL: lionel.d@t@gmail.com (BY WAY OF SUBSTITUTED SERVICE) AND TO: ALL LESSEES ERF NO 114, WALVISBAY DM0202100382893

REZONING NOTICE: Take notice that DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 237 Marlin Nelb Avenue, Okahandja, intend to apply to the Okahandja Municipality for: Rezoning of Erf 237 Marlin Nelb Avenue, Okahandja with a density of 1:900 to "General Business" with a Bulk of 1.2 for a Hotel Pension of more than 10 Leaseable Rooms. Erf 237 is located in Martin Nelb Avenue, Okahandja. The properties are currently zoned "single residential" with a density of 1:900 and measures 2532m² in extent. The new zoning of General Business with a Bulk of 1.2 will allow the owners to use the Erf for a Hotel Pension Establishment of more than 10 leaseable rooms. The Erf currently comprise of 4 leaseable rooms in total. Enough Parking as required in terms of the Okahandja Zoning Scheme will be provided in accordance with the municipal regulations. Further take notice that the locality plan of the Even lies for inspection at the Town Planning, Housing Development and Administration Division of the Okahandja Municipal Offices, Martin Nelb Avenue. 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 Okahandja Municipality at the above division and the applicant in writing within 14 days of the last publication of this notice (final date for objections is June 14th, 2021). Cell: +264855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382895

Regskennisgewings Legal Notices

PUBLIC LEGAL NOTICE: NOTICE TO THE PRINCIPAL, IS NOTICE TO THE AGENT, AND NOTICE TO THE AGENT, IS NOTICE TO THE PRINCIPAL. PUBLIC LEGAL NOTICE IS HEREBY GIVEN THAT THE GOVERNMENT OF NAMIBIA HAS FAILED TO EXHIBIT A TIME-ELY SUPERIOR CLAIM to rebut the arguments and claims stated in the Superior Ecclesiastical Court of Records of the Rehoboth Burgher (Baster) Gemeente. By the GoNs acquiescence, and silence, it has been agreed to the entry of the Status, Standing and Capacity of this matter into the Record of the all Respondents and their officers, agents, agencies, subdivisions, associate members, representatives and administrative bodies are forever barred by Estoppel from trespassing against any member, or the collective body of the Society, or against the Society itself, and have WAIVED, ANY, AND ALL RIGHTS, BY NOT EXHIBITED SUCH A SUPERIOR CLAIM IN THIS MATTER. This matter is now entered into the Record of the Court of the Ecclesia, and forever sealed as Res Judicata. More specifically, Land Ownership Absolute, has been defined as: 1. The unrestricted and exclusive right to the land as described; 2. The right to dispose of it, in every legal way; 3. The right to possess it, 4. The right to use it, to the mutual benefit of the collective owners and, 5. The right to exclude even those who else from interfering with any Private Land transactions under jurisdiction of the Lawfully elected captain, His Excellency, Captain Martin. Gustav, House of Dantling, His Office. The (RBBG) ESTATE, merges everything in a CORPORATE SOLE of the Captain's Perpetual Office and is forever sealed as res judicata. LET IT BE KNOWN TO ALL MEN AND WOMEN BY THESE PRESENCE that the Rehoboth Burgher (Baster) Gemeente, hereafter called, (RBBG Private Society), has declared and decreed itself to be a Sovereign Body Politic, an Ecclesiastical Sovereignty, as it is Our Right, pursuant to the well-established and long-standing principles of the Law of Nations. Any Principal, Agent, Person, or Legal Entity, contravening the Law of The Rehoboth Burgher, (Baster) Gemeente, in the Rehoboth Gebiet, will be guilty of an Offence. Such an offence will be prosecuted and punished by the Court of Law of the (RBBG). This Law will be enforced by the Sheriff of the Court of the (RBBG) within 21(Twenty One) Days from the date of advertisement of this Legal Notice to the General Public, as from the 16th of June 2021. THIS IS DONE AND SIGNED ON THIS 14TH DAY OF MAY 2021 AT REHOBOTH, NAMIBIA. SIGNED BY: HON. JUDGE JACOBUS NJ BOCK HIS EXCELLENCY, CAPTAIN MARTIN G DENTLINGER DM0202100382608

IN THE High Court for the Republic of Namibia. (Northern Division) Held at Oshakati. Case No: HC-NLD-CIV-ACT-CON-2019/00281. In the matter between: BACHMUS OIL & FUEL SUPPLY (PTY) LTD, Execution Creditor and MAVINGA TRADING ENTERPRISES, Execution Debtor. NOTICE OF SALE IN EXECUTION In pursuance of a judgment granted against the Defendant by the above Court, the following movable property will be sold in execution on the 26th of May 2021 at Erf 5509, Ongwediva at 12h00. 1x Haman Compact roller. Conditions of Sale: Voetstoets and cash to the highest bidder. Dated at Tsumeb on this 10th day of May 2021, DEPUTY SHERIFF FOR THE DISTRICT OF TSUMEB, GROOTFONTEIN & OSHAKATI P O Box 286 TSUMEB DM0202100382855

Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 237 Marlin Nelb Avenue, Okahandja, intend to apply to the Windhoek Municipal Council for the following: - Rezoning of Remainder Portion B of Erf 17 Arians Street Klein Windhoek with a density of 1:900 to "Business" with a bulk of 1.0, - Consent Use for an Office floor area on the Business Bulk of 1.0 of Remainder Portion B of Erf 17 Arians Street Klein Windhoek for administration purposes. - Consent to commence with the proposed development on Remainder Portion B of Erf 17 Klein Windhoek with the bulk of 1.0 while the Windhoek Spatial Development Framework Study and their zoning are finalized. Remainder Portion B of Erf 17 Klein Windhoek is located in Arians Street. The property is currently zoned "Residential" with a density of 1:900. Remainder Portion B of Erf 17 Klein Windhoek measures 1174m². The proposed "Business" zoning with a bulk of 1.0 will allow the owner to utilize the Erf for a Coffee Shop, Offices and Residential Units. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further, take notice that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, 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 June 2021). Cell: +264 855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382476

IN THE High Court of Namibia. Case No: HC-MD-CIV-ACT-CON-2016/02886. In the matter between: STANDARD BANK NAMIBIA LIMITED, Plaintiff and IRVIN BASIL SUMMERS, Defendant NOTICE OF SALE IN EXECUTION OF IMMOVABLE PROPERTY Pursuant to Judgment of the above Honourable Court granted on 20 October 2017, the following immovable property will be sold without reserve and voetstoets by the Deputy Sheriff of the District of Walvis Bay on the 01st of June 2021 at 10h00 in the forenoon at Erf No 1061, Narraville, Walvis Bay, Republic of Namibia. CERTAIN: Erf No 1061, NARRAVILLE. SITUATED: In the Municipality of WALVIS BAY, REGISTRATION DIVISION "F", ERONGO REGION. MEASURING: 700 (SEVEN HUNDRED) square metres. CONSISTING OF: Tandem garage, 2 x entrances, sitting room with built-in braai, open plan kitchen with built-in cupboards, 2 bedrooms with built-in cupboards, main bedroom with built-in walk-in closet, 1 full bathroom. House is fully tiled with aluminium windows and doors. Flat: Open-plan 2 bedroom flat, 1 bathroom with shower, 3 Extensions half built to house, boundary walls. The conditions of Sale-in-Execution will lie for inspection at the office of the Deputy Sheriff at Walvis Bay and at the Head Office of Plaintiff's Attorneys, Fisher, Quarmbly & Pfeifer, at the under mentioned address. Dated at Windhoek this 26th day of March 2021. FISHER, QUARMBY & PFEIFER Cnr. Robert Mugabe & Thorer Str. Entrance in Burg Street WINDHOEK PFC/bz/235341 DM0202100380467

IN THE Magistrate's Court of the District of Walvis Bay. Held at Walvis Bay. Case No: 1610/2019. In the matter between: SHARED PETROLEUM Plaintiff and ANDRIES WILLEM ROUSSEAU 1/a PROCON BUILDING & RENOVATIONS Defendant. NOTICE OF SALE IN EXECUTION In pursuance of a judgment in the Court of the Magistrate of Walvis Bay and Writ of Execution of 13 May 2020 the following goods will be sold in execution on 04th June 2021 online from 10h00 and ends on 10 June 2021 at Erf, 3764, Grand Avenue, Industrial Area, Walvis Bay, to the highest bidder, viz: 1x Samsung Television, 1x 2-Piece brown lounge suite, 1x 3-Piece black lounge suite, 1x brown TV stand, 1x brown coffee table, 1x Coffee table with glass top, 1x DSTV decoder and accessories, 1x JVC DVD player with accessories, 1x JVC home theatre system with 4 speakers, 1x brown table with lifting lid, 1x brown cupboard with 4 doors, 1x Samsung fridge(grey), 1x Dely microwave, 1x Dely Freezer, 1x Dely Fridge, 2x Canon printer with accessories, 1x Office desk (brown), 1x dining table round with 6 chairs, 1x week-end Angel, 1x Proline PC with accessories. Voetstoets and cash to the highest bidder. Thus Signed and dated at Walvis Bay on this 6th day of May 2021. GERT OLIVIER & CO Legal Practitioner for Execution Creditor P O Box 57 No 72, 5th Road Walvis Bay Namibia Ref: G9919. DM0202100382799

Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 4209 (a Portion of Erf No. 3148) Sauerbruch Street Windhoek intends to apply to the Windhoek Municipal Council for the following: Rezoning of Erf 4209 (a Portion of Erf No. 3148) Sauerbruch Street Windhoek from "Residential" with a Density of 1:900 to "General Residential" with a Density of 1:250. Erf 4209 (a Portion of Erf No. 3148) Windhoek is located in Sauerbruch Street. The property is currently zoned Residential with a density of 1:900. Erf 4209 (a Portion of Erf No. 3148) Windhoek measures 1633m². The proposed rezoning to General Residential with density of 1:250 will allow the owner to erect six dwelling units on the Erf for residential purposes. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further, take notice that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, 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 June 2021). Cell: +264 855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382476

IN THE High Court of Namibia (Main Division). Case Number: HC-MD-CIV-ACT-CON-2019/01536. In the matter between: BANK WINDHOEK LIMITED, Execution Creditor and FLORIS PETRUS SMITH, 1st Execution Debtor HENDRINA CECILIA SMITH, 2nd Execution Debtor SALE IN EXECUTION OF IMMOVABLE PROPERTY In execution of a judgment of the above Honourable Court in the above action, without a reserve will be held by the Deputy Sheriff, Henties Bay, at Erf No: 244, Kraef Street, Henties Bay, Republic of Namibia, on 3rd June 2021, at 12h00, of the undermentioned property: CERTAIN: Erf No: 244, Hentiesbaai (Extension No: 1) SITUATED: In the Town of Hentiesbaai, Registration Division "G", Erongo Region. MEASURING: 980 (Nine Hundred and Eighty) Square Metres. HELD: Deed of Transfer No. T 1784/2016 IMPROVEMENTS: Four-bedroom dwelling with lounge, TV room, dining/B&Q area, kitchen, pantry, one bathroom, one shower, separate WC, three garages and store room. TERMS: 10% of the purchase price and the auctioneer's commission must be paid in cash 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 of Walvis Bay and at the offices of the execution creditor's attorneys, Signed at Windhoek on this 31st day of March 2021. DR WEDER, KAUTA & HOVEKA INC Legal Practitioners for the Plaintiff PER: FRIEDA KISHI WKH HOESE, Jan Jonker Rd AUSSPANNPLATZ WINDHOEK (Ref. MAT24028) DM0202100382758

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of several Erf's in Ongwediva Extension 18 intends to apply to the Ongwediva Town Council for the following: - Subdivision of Ongwediva Extension 3 Street into Portion 3 and Remainder. - Subdivision of Ongwediva Extension 11 Street into Portion 4 and Remainder. - Alterations of Township Boundaries of Ongwediva Extensions 3 and 11 for - Consolidation purposes of Portions 3 and 4 with Ongwediva Extension 18 Street. - Subdivision of Ongwediva Extension 18 Road into Portion 1 (Trunk Road) and Portion 2 (Service Street). - Subdivision of Ongwediva Extension 18 Street into Portions B, C, D, E, G, H, I, 6 and Remainder. - Subdivision of Erf 7577 into Portion F and Remainder. - Permanent Closure of Portions B, C, D, E, G, H, I and 6 of Ongwediva Extension 18 as "Street". - Rezoning of Portions B, C, D, E from "Street" to "Single Residential". - Rezoning of Portions G and H from "Street" to "Institutional". - Rezoning of Portion I from "Street" to "Public Open Space". - Rezoning of Portion 6 from "Street" to "Institutional". - Consolidation of Portion B with Erf 7533 into Erf M. - Consolidation of Portion C with Erf 7556 into Erf N. - Consolidation of Portion D with Erf 7559 into Erf O. - Consolidation of Portion E with Erf 7570 into Erf P. - Consolidation of Portion H with Erf 7577 into Erf Q. - Consolidation of Portions F and G with Erf 7578 into Erf R. - Consolidation of Portion I with Erf 7851 into Erf S. - Consolidation of Portion 6 with Erf 7706 into Erf T. - Subdivision of Erf 7532 into Portion A and Remainder. - Subdivision of Erf 7713 into Portion J and Remainder. - Subdivision of Erf 7729 into Portion K and Remainder. - Subdivision of Erf 7676 into Portion L and Remainder. - Subdivision of Erf 7706 into Portion 5 and Remainder. - Rezoning of Portions A of Erf 7532, J of Erf 7713 and K of Erf 7729 from "Single Residential" to "Street". - Rezoning of Portion L of Erf 7678 from "Local Authority" to "Street". - Rezoning of Portion 5 of Erf 7706 from "Institutional" to "Street". Ongwediva Extension 18 is located between Omatandjo Extensions, Extension 3, 11 and 19 and shares boundaries with them respectively. This extension is a mixed land use township and the proposed redevelopment there of will allow the owner to close off certain street portions of Extension 18. This will further allow the owner to erect a boundary wall around certain Erf's of Extension 18 for a Residential Estate purpose. Further take notice that the locality plan of Ongwediva Extension 18 for inspection: at the Ongwediva Town Council Head Offices, corner of Mandume Ndemufu Road and Libertine Amadhila Street, Ongwediva. 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 at the Ongwediva Town Council Office in Writing within 14 days of the last publication of this notice (final date for objections is 08 June 2021). Cell: +264 855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382799

Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 2531 Dr. Kuaima Ruruako Street No. 19 Windhoek intends to apply to the Windhoek Municipal Council for the following: Rezoning of Erf 2531 Dr. Kuaima Ruruako Street No. 19 Windhoek from Single Residential with a density of 1:900 to Office with a bulk of 0.75 in terms of Section105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Consent to use the Erf for office purposes while the rezoning process is being finalized. Erf 2531 Windhoek is located in Dr. Kuaima Ruruako Street No. 19. The property is currently zoned Residential with a density of 1:900. Erf 2531 Windhoek measures 1187m². The proposed rezoning to Office with a Bulk of 0.75 will allow the owner to use the Erf for office purposes. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further, take notice that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, 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 June 2021). Cell: +264 855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382476

TE KOOP SKOON ROLLE KOERANTPAAR VIR VELE GEB... •PANEELKLOPPERS •NYWERHEDE •RESTAURANTE •SKOLE •VERPAKKINGSMATERIAAL per kg Prys op aanvraag SWAKEL AGRESIES 300 000 000 000 000 2 x EIDERSTRAAT, LAFENZ INDUSTRIEL

Regskennisgewings Legal Notices

REZONING NOTICE: DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Erf 2531 Dr. Kuaima Ruruako Street No. 19 Windhoek intends to apply to the Windhoek Municipal Council for the following: Rezoning of Erf 2531 Dr. Kuaima Ruruako Street No. 19 Windhoek from Single Residential with a density of 1:900 to Office with a bulk of 0.75 in terms of Section105(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and Consent to use the Erf for office purposes while the rezoning process is being finalized. Erf 2531 Windhoek is located in Dr. Kuaima Ruruako Street No. 19. The property is currently zoned Residential with a density of 1:900. Erf 2531 Windhoek measures 1187m². The proposed rezoning to Office with a Bulk of 0.75 will allow the owner to use the Erf for office purposes. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided. Further, take notice that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre, 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 June 2021). Cell: +264 855 512 173 Email: ndimuhona@dunamis-plan.com DM0202100382476



TOWN, REGIONAL PLANNERS AND DEVELOPERS

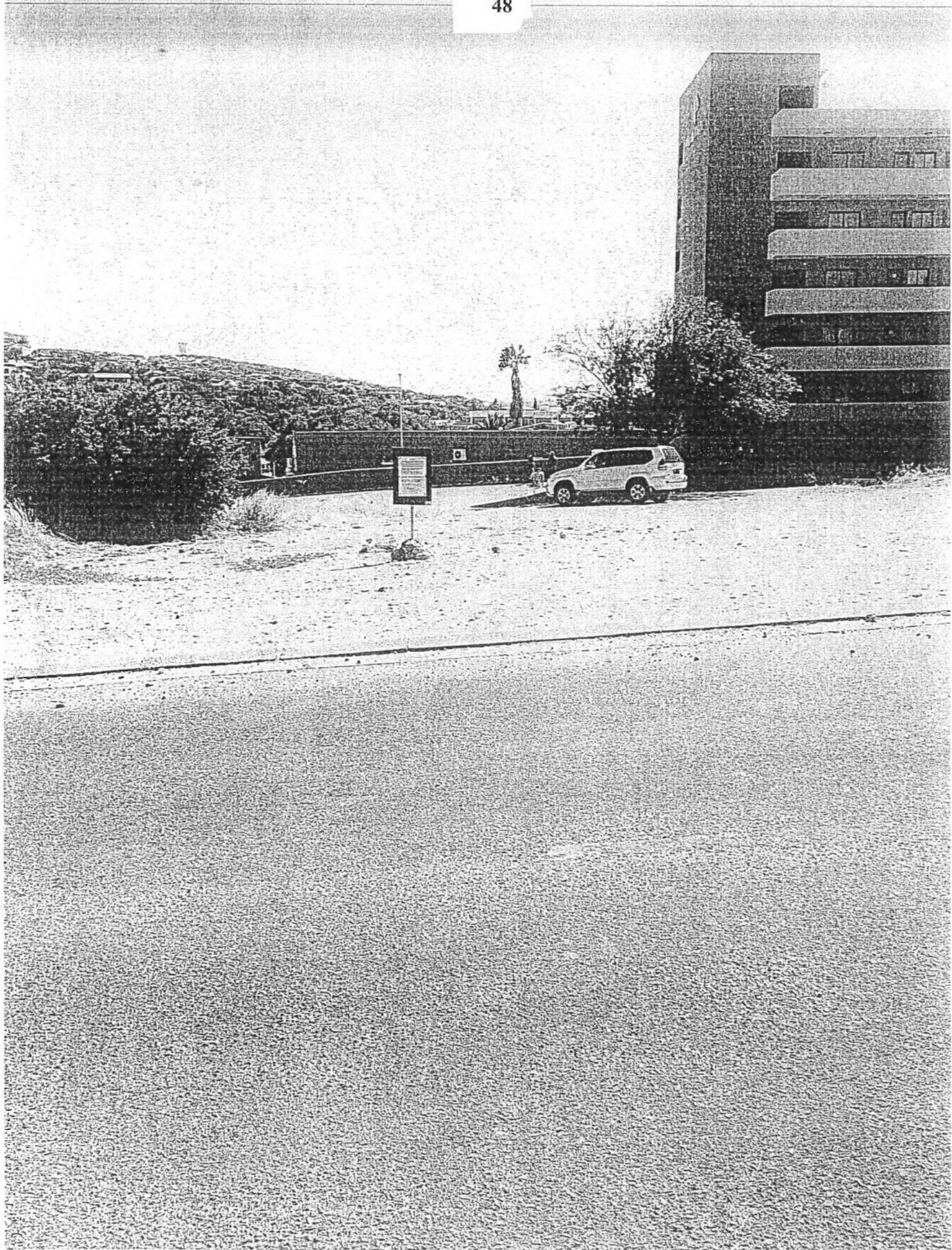
Your Integrity, Our Standard
Dear Erf owner, Klein Windhoek

Kindly sign for receipt of Notice, Form and Locality Map

ERF NO	OWNER	ADDRESS	CONTACT NO	SIGNATURE/DATE
RE/17 Klein Windhoek	City of WHK			
720 Klein Windhoek				
1759 Klein Windhoek	Client's Property			
1760 Klein Windhoek	City of Windhoek			
1925 Klein Windhoek	City of Windhoek 10/6/21		081247797	
1926 Klein Windhoek				
3061 Klein Windhoek				

.....

Petrine Sem (Pr. TRP/NC/TRP No.28)



REZONING NOTICE

DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS on behalf of the owner of Remainder Portion B of Erf 17 Arians Street Klein Windhoek intend to apply to the Windhoek Municipal Council for the following:

- Rezoning of Remainder Portion B of Erf 17 Arians Street Klein Windhoek from 'Residential' with a density of 1:900 to 'Business' with a bulk of 1.0.
- Consent Use for an Office floor area on the Business Bulk 1.0 of Remainder Portion B of Erf 17 Arians Street Klein Windhoek for administration purposes.
- Consent to commence with the proposed development on Remainder Portion B of Erf 17 Arians Street Klein Windhoek with the bulk of 1.0 while the Windhoek Spatial Development Framework Study and the rezoning are finalized.

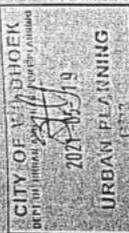
Remainder Portion B of Erf 17 Klein Windhoek is located in Arians Street. The property is currently zoned 'Residential' with a density of 1:900. Remainder Portion B of Erf 17 Klein Windhoek measures 1174m². The proposed 'Business' zoning with a bulk of 1.0 will allow the owner to utilise the Erf for a Coffee Shop, Offices and Residential Units. Enough on-site parking as required in terms of the Windhoek Zoning Scheme will be provided.

Further, take note that the locality plan of the Erf can be inspected at the Windhoek Town Council Customer Care Centre Town Planning Notice Board, 80 Independence Avenue, Windhoek.

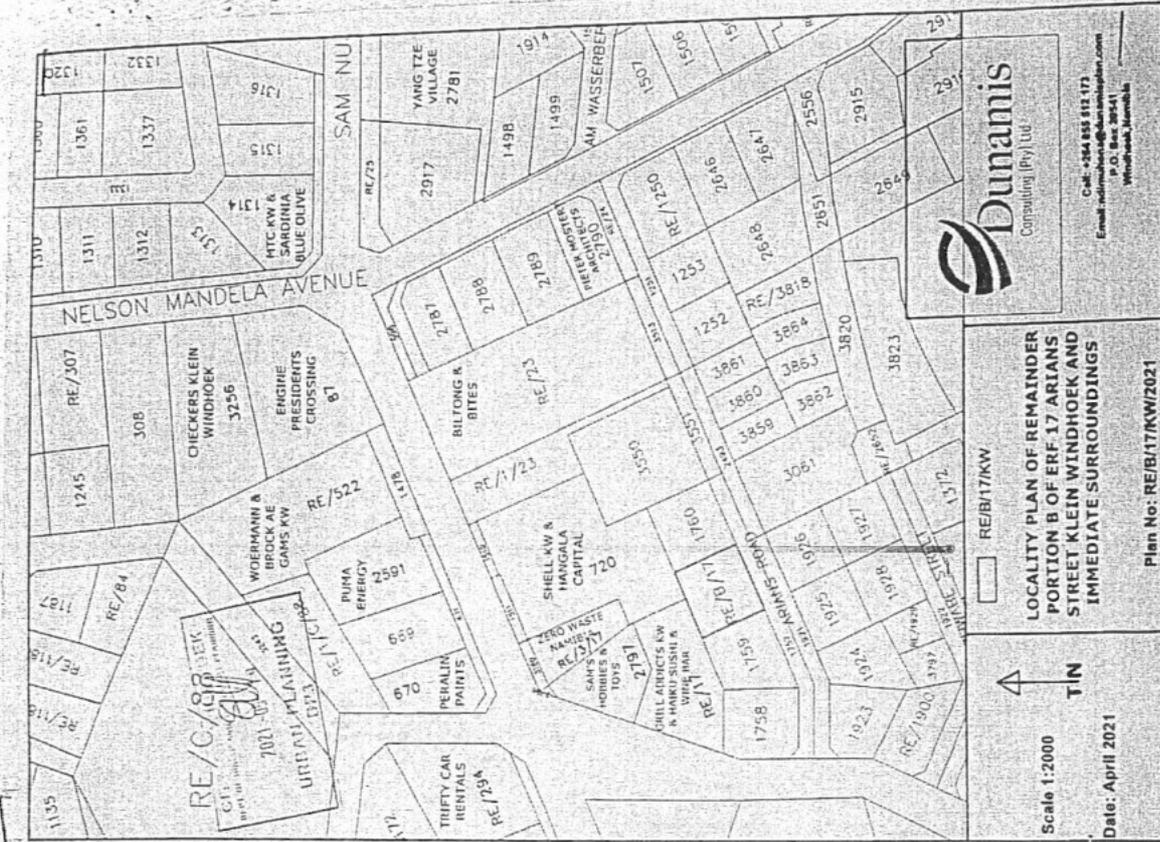
Further, take note that any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in Writing at the Windhoek Urban Planning Offices Room 518, 5th Floor, Town House Main Building within 14 days of the last publication of this notice (final date for objections is 08 June 2021).

Cell: +264 855 512 173

Email: ndimuhoza@dunamisplan.com



Your Integrity, Our Standard



Dunamis
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Call: +264 855 512 173
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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

RE/B/17/KW

LOCALITY PLAN OF REMAINDER PORTION B OF ERF 17 ARIANS STREET KLEIN WINDHOEK AND IMMEDIATE SURROUNDINGS

Scale 1:2000

Date: April 2021

Plan No: RE/B/17/KW/2021



DEBT MANAGEMENT CREDIT CHECK FORM

Surname REM. PTIN. B ERF SEVENTEEN First name(s) _____

Erf/stand no RE/B/17 Township KLEIN WINDHOEK

If company or registered under cc Remaiver Ptn B Erf Seventeen Klein Windhoek

Namibian I. D / Passport no. CC/2016/13761

Postal/Private Bag address 97346 Township of address Windhoek

Physical Residential or Business address _____

Tel no _____ (H) _____ Cell 0811278441

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments:
Proceed

Acc. Technician Credit Control N. Hamukanda

Signature Acc. Tech Credit Control [Signature]



LAND SALES

Comments:

Proceed

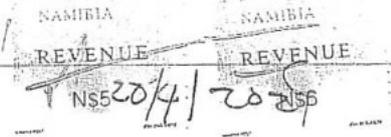
Acc. Technician Land Sales L. Kanguuchi

Signature Acc. Technician Land Sales [Signature]



ACCOUNTANT LAND SALES: _____

City of many faces



SPECIAL POWER OF ATTORNEY

Remainder Portion B Erf Seventeen Klein Windhoek CC (John Ali Ipinge and Shoab Ali Mohammed Latif) the undersigned as owners of Remainder Portion B of Erf 17 Simon Bolivar Street Klein Windhoek, do hereby nominate, constitute and appoint:

Dunamis Consulting (Pty) Ltd
Town, Regional Planners & Developers
P.O. Box 20541
Windhoek, Namibia

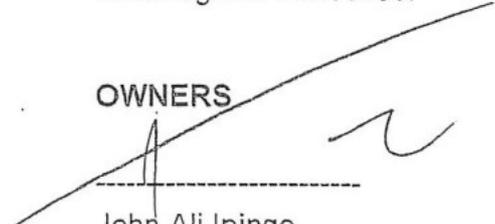
with power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, to make the necessary application to the Windhoek Municipal Council and NAMPAB and Townships Board-Ministry of Urban and Rural Development for the:

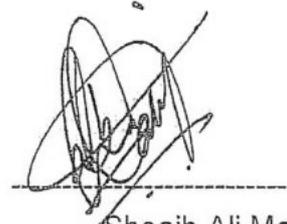
- Rezoning of Remainder Portion B of Erf 17 Simon Bolivar Street Klein Windhoek from 'Residential' with a density of 1:900 to 'Business' with a bulk of 1.0,
- Consent Use for an Office floor area on the Business Bulk 1.0 of Remainder Portion B of Erf 17 Simon Bolivar Street Klein Windhoek for administration purposes.

at the cost of the appointed agent and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at WINDHOEK this 05th day of April 2021 in the presence of the undersigned witnesses.

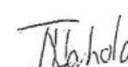
OWNERS


John Ali Ipinge


Shoab Ali Mohammed Latif

WITNESSES

1. 

2. 

ORIGINAL
STAMPED
DUTY
NS. 25 200-0
REGISTRAR

Prepared by me:

Linda
CONVEYANCER
LINDA ERASMUS

T 7752 2017

DEED OF TRANSFER

Be it hereby made known



THAT LINDA ERASMUS

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

BRUNHILDE CORNELIUS
Identity number 700115 0033 6
Unmarried

dated the 3rd MARCH 2014, and signed at WINDHOEK

Handwritten signature and initials

And the said Appearer declared that his/her Principal had truly and legally sold on the 20 November 2013

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

**REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION,
Registration number CC/2016/13761**

Its successors in title, administrators or assigns

CERTAIN: REMAINDER OF PORTION B OF ERF 17
KLEIN WINDHOEK

SITUATE: In the Municipality of WINDHOEK

REGISTRATION DIVISION "K" KHOMAS REGION

MEASURING: 1174,43 (one one seven four comma four
three) Square Metres

FIRST TRANSFERRED by Deed of Transfer No. T 140/1935 with
Diagram relating thereto and held by Deed of
Transfer No T 2700/2014.

SUBJECT to the following conditions imposed in terms of
the Town Planning Ordinance, 1954
(Ordinance 18 of 1954) as amended and
created in Deed of Transfer No T 2700/2014,
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 the erected on the erf shall be at least four times the municipal valuation of the erf.

 M

WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretobefore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, and its successors in title, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of N\$ 2 350 000.00.

Signed at WINDHOEK on

2017-11-14

together with the Appearer, and confirmed with my seal of office,



Uellu
Signature of Appearer

-
1. Transfer Duty Receipt No. 101499467
Issued at WINDHOEK
On 24/03/2014
for N\$ 282 000.00

Checked:

[Signature]

2. [Signature]

2. I, the undersigned LINDA ERASMUS Conveyancer hereby certify in terms of section 78 of Act No. 23 of 1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and including the date of registration hereof.

Uellu
CONVEYANCER

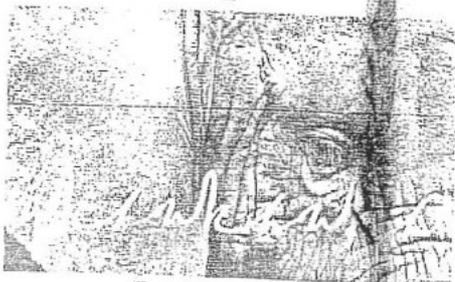
[Signature]
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AMENDED FOUNDING STATEMENT

OF

REMAINDER PORTION B ERF SEVENTEEN
KLEIN WINDHOEK CLOSE CORPORATION

REGISTRATION NUMBER OF CC
CC/2016/13761



WkH

DR WEDER, KAUTA & HOVEKA INC
LEGAL PRACTITIONERS NOTARIES CONVEYANCERS



DUCATUS
Financial Consultants

Independence Avenue - Afro Bank - Windhoek (1st Floor) Windhoek Namibia | T: 061 239 164 | F: 061 239 165 | © 2011 231 2730

**CONSENT TO APPOINTMENT AS ACCOUNTING OFFICER
OF ERF SEVENTEEN KLEIN WINDHOEK CC**

02nd of December 2019

I, the undersigned,

Jan-Ole Derra
(Ducatus – Financial Consultants CC)

Hereby agree in the terms of section 59 (1) of the Close Corporation Act of 1998 to act as Accounting Officer of the Close Corporation to be registered under the following:

ERF SEVENTEEN KLEIN WINDHOEK CC

And declare that we are qualified to accept this appointment. If there are any queries, please don't hesitate to contact the undersigned.

Yours sincerely,

Jan-Ole Derra
Ducatus – Financial Consultants CC
Accounting officer
SAIBR 1825

DUCATUS FINANCIAL CONSULTANTS CC
CC/2011/1216
PO BOX 97345, WINDHOEK, NAMIBIA
Phone: +264 61 - 239 164 Fax: +264 61 - 239 165

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(SECTION 13, 15, 24, 27, 29, 47 and 60)
(Regulations 3 and 12)

Amended Founding Statement

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

REGISTRATION NUMBER OF CORPORATION CC/2016/13761	DATE OF RECEIPT 15 DEC 2016
-----------------------------------------------------	--------------------------------

PART A

	Dates of commencement of change
Full name of corporation* REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK CLOSE CORPORATION	
Previous name of corporation (if applicable)* N/A	
Literal translation of name (if applicable)* N/A	
Shortened form of name (if applicable)* N/A	
Description of principal business* Invest in property services and invest in property shares, securities and/or equities of any kind	
Date of end of financial year* LAST DAY OF JUNE EACH YEAR	

PART B

Postal address* P.O BOX 97346 WINDHOEK, NAMIBIA	15 DEC 2016
Address of registered office (not post office box)* 1 ST FLOOR, ARNO HENKER HAUS, INDEPENDENCE AVENUE, WINDHOEK	15 DEC 2016
Name and address of accounting officer* DUCATUS FINANCIAL CONSULTANTS CC, P O BOX 97346 WINDHOEK, NAMIBIA	15 DEC 2016

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member

NAMIBIA INSTITUTE OF PROFESSIONAL ACCOUNTANTS

Membership/Practice No. SAIBR 1825

15 DEC 2016

* See note 2 on page 2

NOTES

1. Form CC 2 must be written in block capitals or be typewritten, lithographed or printed in legible characters with deep permanent black ink, and lodged in triplicate.
2. Change(s) effective from date of registration or upon a later date mentioned.
3. Where a person signs on behalf of a member, a power of attorney must be attached.
4. Minor children and other persons under legal disability must be assisted by their parents, guardians or representatives, as the case may be and the capacity must be stated.
5. If no identity document has been issued, a written statement to this effect must be attached.
6. Particulars which do not change should also be furnished.
7. No fee is payable in respect of any changes in particulars under Part B and C.
8. New members must personally sign the form.
9. Form CC 2 which does not comply with the requirements of the Act, regulations or these notes, will be rejected.
10. Particulars to be furnished under PART C.
 - (a) Full names and surname. (If juristic person, mention name and capacity and if trustee, also mention name and particulars of testamentary trust).
 - (b) Identity number ((i) if no identity document has been issued, state date of birth and see par. 4 above.)(ii) If juristic person, mention registration number).
 - (c) Size of interest expressed as a percentage.
 - (d) Particulars of interest and fair value thereof.
 - (e) Residential address.
 - (f) Postal address.
 - (g) Signature of member or representative (where applicable).

NAME OF CORPORATION, REMAINDER PORTION BERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION

REGISTRATION NUMBER | CC/2016/13761

PART C

MEMBERS 2 (TWO)											Date of Change		
Full names and surname JOHN ALI IPINGE											15 DEC 2019		
Identity number or date of birth (i)		Year	Month	Day									
Registration number (ii)		7	3	1	0	0	6	0	0	1	4	2	16 DEC 2019
Percentage of interest 50% (FIFTY PERCENT)											16 DEC 2019		
Particulars of contribution NS 50,00 (FIFTY NAMIBIA DOLLARS)											15 DEC 2019		
Residential address NO 30 SIERRE STREET, AUASBLICK, WINDHOEK, NAMIBIA											16 DEC 2019		
Postal address P O BOX 21428 WINDHOEK, NAMIBIA											16 DEC 2019		
Signature of member or representative											16 DEC 2019		
Full names and surname SHOAB ALI MOHAMMED LATIF											8 DEC 2019		
Identity number or date of birth (i)		Year	Month	Day									
Registration number (ii)		6	8	0	8	1	6	1	0	1	2	7	16 DEC 2019
Percentage of interest 50% (FIFTY PERCENT)											8 DEC 2019		
Particulars of contribution NS 50,00 (FIFTY NAMIBIA DOLLARS)											8 DEC 2019		
Residential address NO 20 NOREEN STREET, LUDWIGSDORF, WINDHOEK, NAMIBIA											16 DEC 2019		
Postal address P O BOX 5690 AUSSPANNPLATZ, WINDHOEK, NAMIBIA											16 DEC 2019		
Signature of member or representative											16 DEC 2019		
Witness Signature <u>06.12.2019</u>											Date of Signature <u>[Signature]</u>		
Full names NEVADIA VAN ZYL													
Residential address NO 11 BLAUBOCK STREET, SUIDERHOF, WINDHOEK, NAMIBIA													
Business address DR WEDER, KAUTA & HOVEKA INC, 3 RD FLOOR, WKH HOUSE, JAN JONKER ROAD, AUSSPANNPLATZ, WINDHOEK, NAMIBIA													
Postal address P O BOX 97076, MAERUA MALL, WINDHOEK, NAMIBIA													

NAME OF CORPORATION REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION

REGISTRATION NUMBER | CC/2016/13761

PART C

MEMBERS											Date of Change	
Full names and surname												
Identity number or date of birth (i)			Year	Month	Day							
Registration number (ii)												
Percentage of interest % ()												
Particulars of contribution NS ()												
Residential address												
Postal address P O BOX												
Signature of member or representative												
Full names and surname												
Identity number or date of birth (i)			Year	Month	Day							
Registration number (ii)												
Percentage of interest % ()												
Particulars of contribution NS ()												
Residential address												
Postal address P O BOX												
Signature of member or representative												

Witness Signature _____ Date of Signature _____
 Full names NEVADIA VAN ZYL
 Residential address NO 11 BLAUBOCK STREET, SUIDERHOF, WINDHOEK, NAMIBIA
 Business address DR WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD,
AUSSPANPLATZ, WINDHOEK, NAMIBIA
 Postal address P O BOX 97076, MAERUA MALL, WINDHOEK, NAMIBIA

NAME OF CORPORATION REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION

REGISTRATION NUMBER CC/2016/13761

PART C

											Date of Change	
MEMBERS												
Full names and surname												
Identity number or date of birth (i)				Year	Month	Day						
Registration number (ii)												
Percentage of interest % (PERCENT)												
Particulars of contribution NS (NAMIBIAN DOLLARS)												
Residential address												
Postal address												
Signature of member or representative												
Full names and surname												
Identity number or date of birth (i)				Year	Month	Day						
Registration number (ii)												
Percentage of interest % (PERCENT)												
Particulars of contribution NS (NAMIBIAN DOLLARS)												
Residential address												
Postal address												
Signature of member or representative												

Witness Signature _____ Date of Signature _____

Full names NEVADIA VAN ZYL

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AUSSPANPLATZ, WINDHOEK, NAMIBIA

Postal address P O BOX 97076 MAERUA MALL, WINDHOEK, NAMIBIA

NAME OF CORPORATION REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION

REGISTRATION NUMBER | CC/2016/13761

PART C

											Date of Change
MEMBERS											
Full names and surname											
Identity number or date of birth (i)											
Registration number (ii)											
Percentage of interest % (PERCENT)											
Particulars of contribution NS (NAMIBIAN DOLLARS)											
Residential address											
Postal address											
Signature of member or representative											
Full names and surname											
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Registration number (ii)											
Percentage of interest % (PERCENT)											
Particulars of contribution NS (NAMIBIAN DOLLARS)											
Residential address											
Postal address											
Signature of member or representative											

Witness Signature _____ Date of Signature _____

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AUSSPANNPLATZ, WINDHOEK, NAMIBIA

Postal address P O BOX 97076 MAERUA MALL, WINDHOEK, NAMIBIA

NAME OF CORPORATION REMAINDER PORTION B ERF SEVENTEEN KLEIN WINDHOEK
CLOSE CORPORATION

REGISTRATION NUMBER	CC/2016/13761
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PART C

Date of Change

MEMBERS

Full names and surname

	Year	Month	Day																
--	------	-------	-----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest % (PERCENT)

Particulars of contribution N\$ (NAMIBIAN DOLLARS)

Residential address

Postal address

Signature of member or representative

Full names and surname

	Year	Month	Day																
--	------	-------	-----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Identity number or date of birth (i)

Registration number (ii)

Percentage of interest % (PERCENT)

Particulars of contribution N\$ (NAMIBIAN DOLLARS)

Residential address

Postal address

Signature of member or representative

Witness Signature _____ Date of Signature _____

Full names NEVADIA VAN ZYL

Residential address NO 11 BLAUBOCK STREET, SUIDERHOF, WINDHOEK, NAMIBIA

Business address DR WEDER, KAUTA & HOVEKA INC, 3RD FLOOR, WKH HOUSE, JAN JONKER ROAD,

AUSSPANPLATZ, WINDHOEK, NAMIBIA

Postal address P O BOX 97076 MAERUA MALL, WINDHOEK, NAMIBIA



FNB

NOTIFICATION OF PAYMENT

To Whom It May Concern:

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

Date Actioned : 2021/05/29
 Time Actioned : 01:09:18
 Trace ID : KRBJ5YHB

Payer Details

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

Payee Details

Recipient/Account no : ..146115
 Name : CITY OF WHK PLANNING
 Bank : FIRST NATIONAL BANK
 Branch Code : 282672
 Reference : R/B/17/KW REZ

END OF NOTIFICATION

To authenticate this Payment Notification please visit the First National Bank of Namibia Limited website at fnbnamibia.com.na, select the "Verify Payment" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank of Namibia Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank of Namibia Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

Disclaimer:

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Directors: I I Zaamwani-Kamwi (Chairperson), S H Moir** (Deputy-Chairperson), O L P Capelao, J G Daun, C Dempsey** (Chief Executive), P Grüttemeyer,
 C L R Haikali, J H Hausiku, Adv. G S Hinda, J R Khethe*, IN Nashandi, E Tjipuka
 *South African
 **South African with Namibian Permanent Residence
 Company Secretary: N Makemba

First National Bank of Namibia Limited, Reg. No. 2002/0180.

[Municipal Council Minutes: 2009-10-28]

8.3.13 BRB.12 [PLA] NEW BETTERMENT FEES
(5/5/2/4)

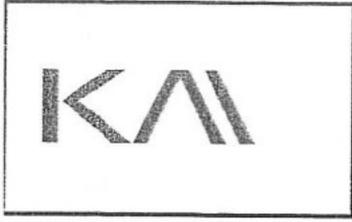
On proposal by Councillor Ms E Trepper, it was

RESOLVED

- 1 That the maximum betterment fees for local authorities, attached as page 140 to the agenda, be noted and accepted as the new Betterment Policy.
- 2 That authority be granted to the Strategic Executive: Planning, Urbanisation and Environment to recalculate the approved betterment fees in line with the new Policy as per the ministerial directives.

RESOLUTION 387/10/2009 [POLICY]

ZONING		MAXIMUM BETTERMENT FEES (%)
<i>Previous zoning</i>	<i>New zoning</i>	<i>Windhoek</i>
Institutional, private open space - no subsidized price	Residential General Residential	50%
Institutional, private open space - no subsidized price.	Office, Business	50%
Institutional, private open space - subsidized price applicable	Any other zoning	75% Where land had been provided at a subsidised value which is not going to be recovered in any other way.
Residential	Higher densities residential	20%
Residential	General residential	20%
* Residential, general residential	Office or Business	40%
Residential, general residential, business	Industrial	30%
Office	Business	30%
Office or Business	Increase in bulk	30%
Any zone	Institutional	No betterment fee
Any zone	Special	On own merits up to 50%
Undetermined Agriculture	Any zone	30%
Special	Any zone	No betterment
Any zone - where an unauthorised activity or illegal building works is being legalised	Any zone	75% Only when legalized use is authorized in terms of the scheme. (Unauthorized uses to be terminated if not compatible with surrounding land uses).
State (owned by Government)	Any zone	No betterment fee payable provided land is and remains in State ownership.
State (state owned enterprises)	Any zone	Betterment fee to be based on existing legal usage before rezoning.
Municipal	Any zone	No betterment fee.
Township development on private land	Any zone	30%



KAMAU
town planning &
development specialist

Perth
July 2021
Hoggo

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

Date: 10 May 2021

The Chief Executive Office
City of Windhoek
Box 59
10, Independence Avenue
Windhoek, NAMIBIA

Recd
18/5/21
TPC
July

Attention: Town Planner
Dear Sir/Madam

Herewith application for:

- REZONING OF ERF 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900M² TO BUSINESS WITH A BULK OF 1.0.
- SUBSEQUENTLY COSENT BE GRANTED TO OPERATE A GUESTHOUSE ON THE RESPECTIVE ERF (ERF 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK
- CONSENT TO USE THE RESPECTIVE ERF AS "BUSINESS" WHILE THE REZONING IS IN PROGRESS

1. Introduction and Background

Kamau Town Planning and Development Specialist, on behalf of Phillipus Ngeno, as the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, hereby applies for the rezoning of his respective Erf from "Residential" with a density of 1:900m² to "Business" with a bulk of 1.0 and subsequently consent to use the respective Erf for guesthouse purposes and consent to use the respective Erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

consent use was tied onto the previous owners name and not on the property, hence once the transfer was finalized into the current owners name, Phillipus Ngeno, the consent for the guesthouse automatically lapsed.

- **Municipal Services**

- A) Water Supply: City Of Windhoek Municipality
- B) Electricity: City Of Windhoek Municipality
- C) Sewerage Disposal: City Of Windhoek Municipality
- D) Storm Water Disposal: City Of Windhoek Municipality
- E) Refuse Disposal: City Of Windhoek Municipality
- F) Tarred/Gravel Roads: Tarred Road
- G) Street Lighting: Security Street Lighting Installed

3. Development Proposal

Kamau Town Planning and Development Specialist's respective client wishes to operate the guesthouse as well as to amend the statutory stance of the respective Erf from "Residential" with a density of 1:900m² to "Business" with a bulk of 1.0.

The respective owner wishes to continue trading as a guesthouse however not on the current zoning as the value of the property will merely be affected temporarily. Meanwhile with the approved zoning, the property increases in value of which Kamau Town Planning and Development Specialists under the Valuation department undertook a valuation on the property if under the "Business" zoning to be at a value of N\$4 720 000.00.

- **Structural Renovations:**

No structural renovations will be made apart from interior decorating of the property thus no major impact on noise, air pollution or traffic congestion is anticipated with new internal upgrades.

4. Need and Desirability

Mr Phillipus Ngeno wishes to increase his overall equity as well as broaden his business opportunities. Furthermore, the current economic stance in Namibia calls for local business entities to broaden business ventures to uplift the economy

especially within our Tourism sector.

5. Conditions

As per City's Town Planning Scheme the conditions of Erf 3170, may not be used for uses other than those under the primary and consent uses of the 'office' use zone.

6. Application

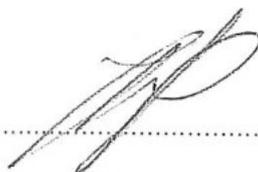
- *Rezoning of his respective Erf from "Residential" with a density of 1:900m² to "Business" with a bulk of 1.0 and*
- *Subsequently consent to use the respective Erf for a guesthouse purposes, as per terms of the Windhoek Town Planning Scheme.*
- *Consent to use the respective Erf as "Business" and guesthouse while the rezoning is in progress.*

In support of the application the following documentation are submitted.

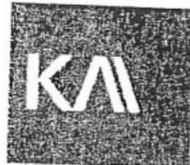
- Locality Plan
- Current Zoning Plan
- Proposed Zoning Plan
- Copy of Title Deed T4423/2017
- Power of Attorney
- Building Plan
- Proof of Payment (Application Fee)
- Town Planning Certificate
- SG Diagram

I trust that the application will receive your favorable consideration.

Yours faithfully

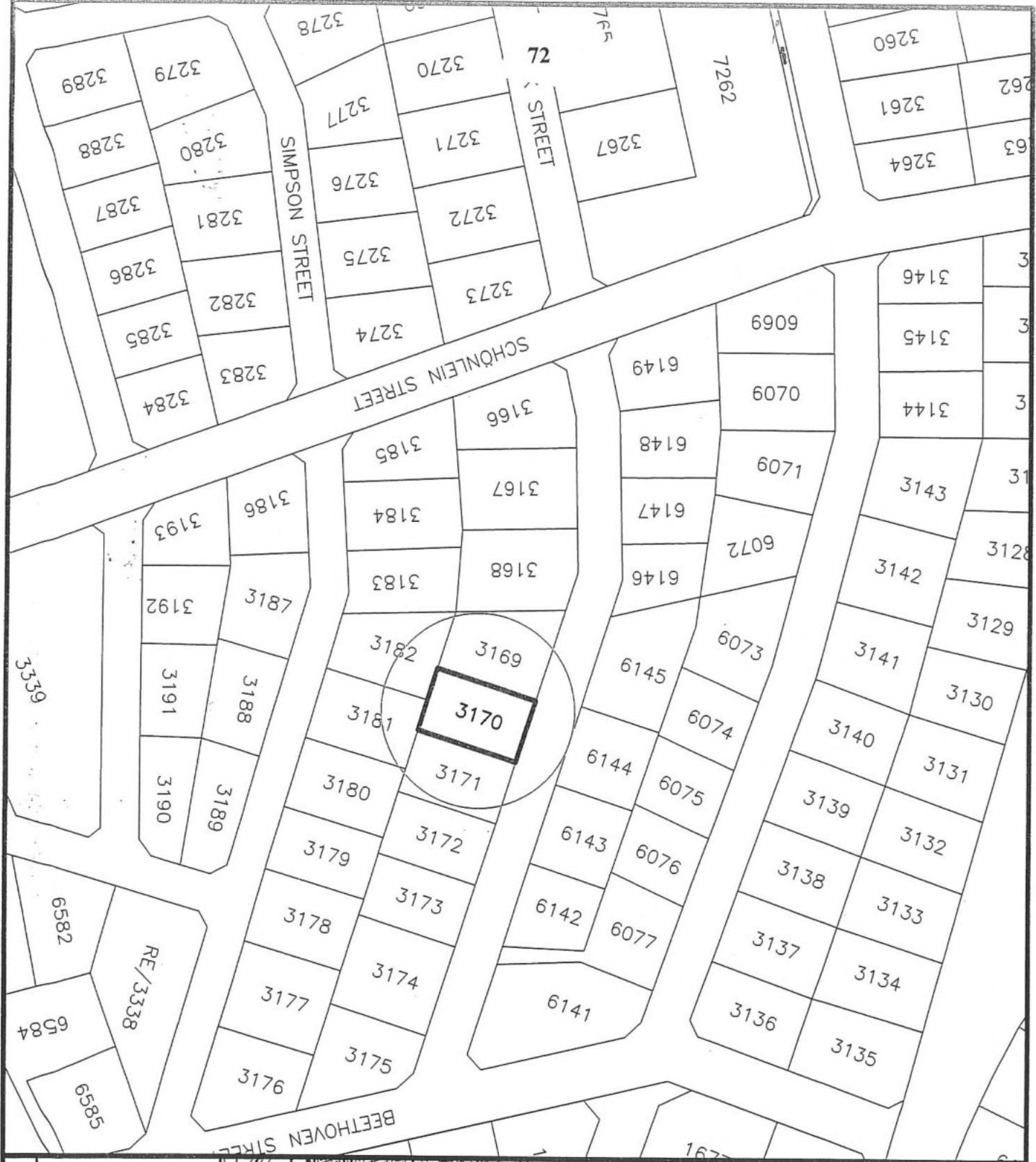


Principal Member
Mr. F, K. NESHILA



KAMAU
Town Planning and
Development Specialist

a : no. 4 wagner street | windhoek west
p : p.o. box 22296 | windhoek
t : +264 61 251975 | neshila@gmail.com
e : admin@gkarchitects.com.na



LOCALITY PLAN
 Locality Plan of Erf 3170,
 Saltk Street,
 Windhoek, NAMIBIA



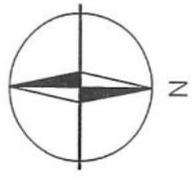
No. 04 Wagner street | Windhoek west |
 c: +264 61 3290584
 P.O. Box 22296 | Windhoek | c: +264 61 251 9751
 P.P. f: +264 61 304219 |
 neshila@a3darc.com w: www.kammau-architects.com

LOCALITY LEGEND

- Erf Boundary
- Locality Circle



Scale 1:20000



CURRENT ZONING PLAN

Current Zoning Plan of Erf 3170.

Salk Street
"Residential" with a density of 1:900m²

Windhoek West, NAMIBIA



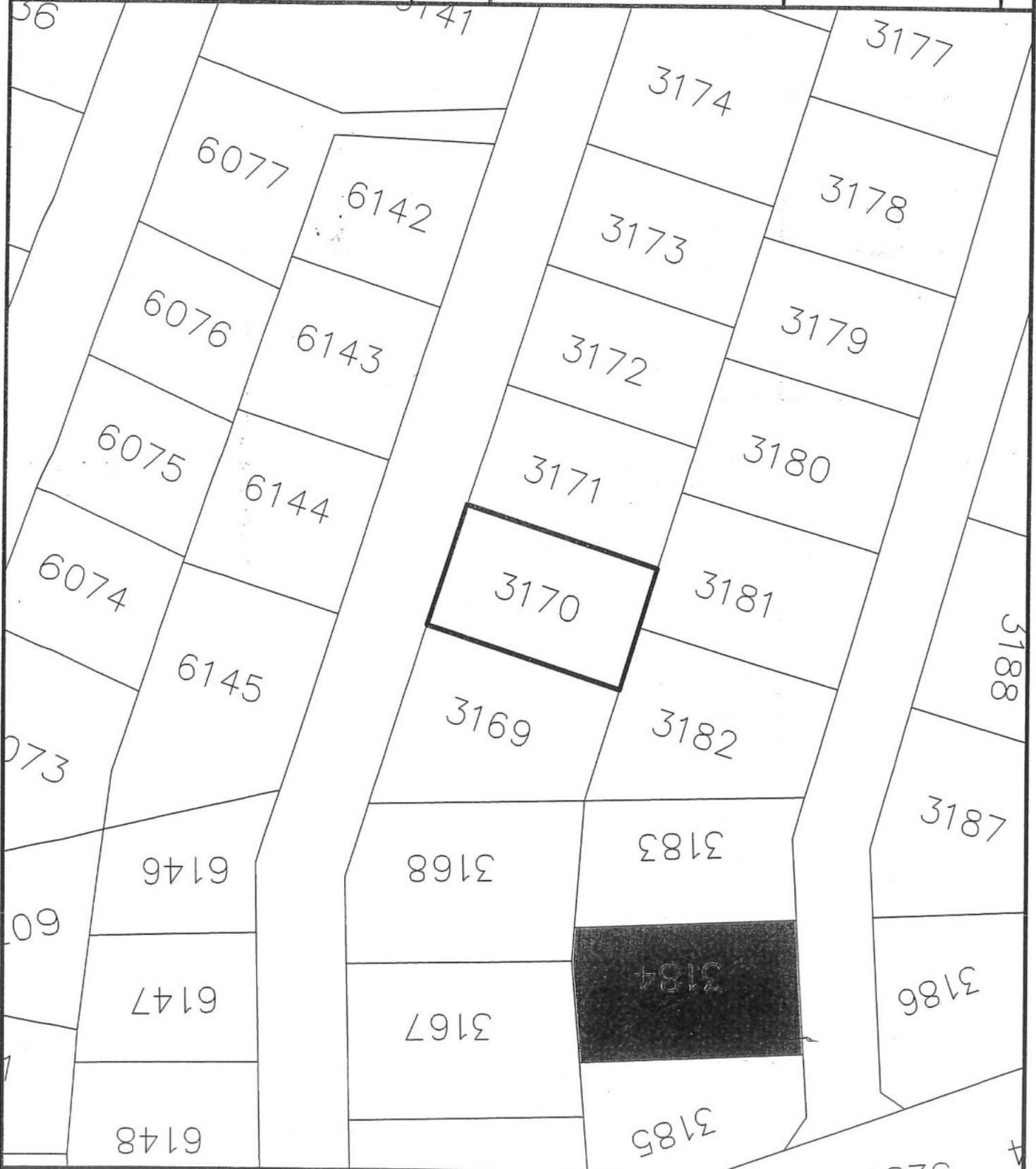
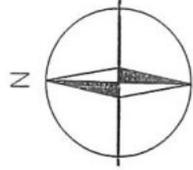
KAMAU
town planning & development specialists

No. 04 Wagner street | Windhoek west |
t: +264 81 320584
P.O. Box 22286 | Windhoek | +264 61 251975 |
P.P. | +264 81 304218 |
me@kamau.co.na | www.kamau.co.na

73

ZONING LEGEND

- Residential
- Office



PROPOSED ZONING PLAN

Proposed Zoning Plan of Erf
3170,
Salk Street
"Business" with a bulk of 1.0
Windhoek West, NAMIBIA



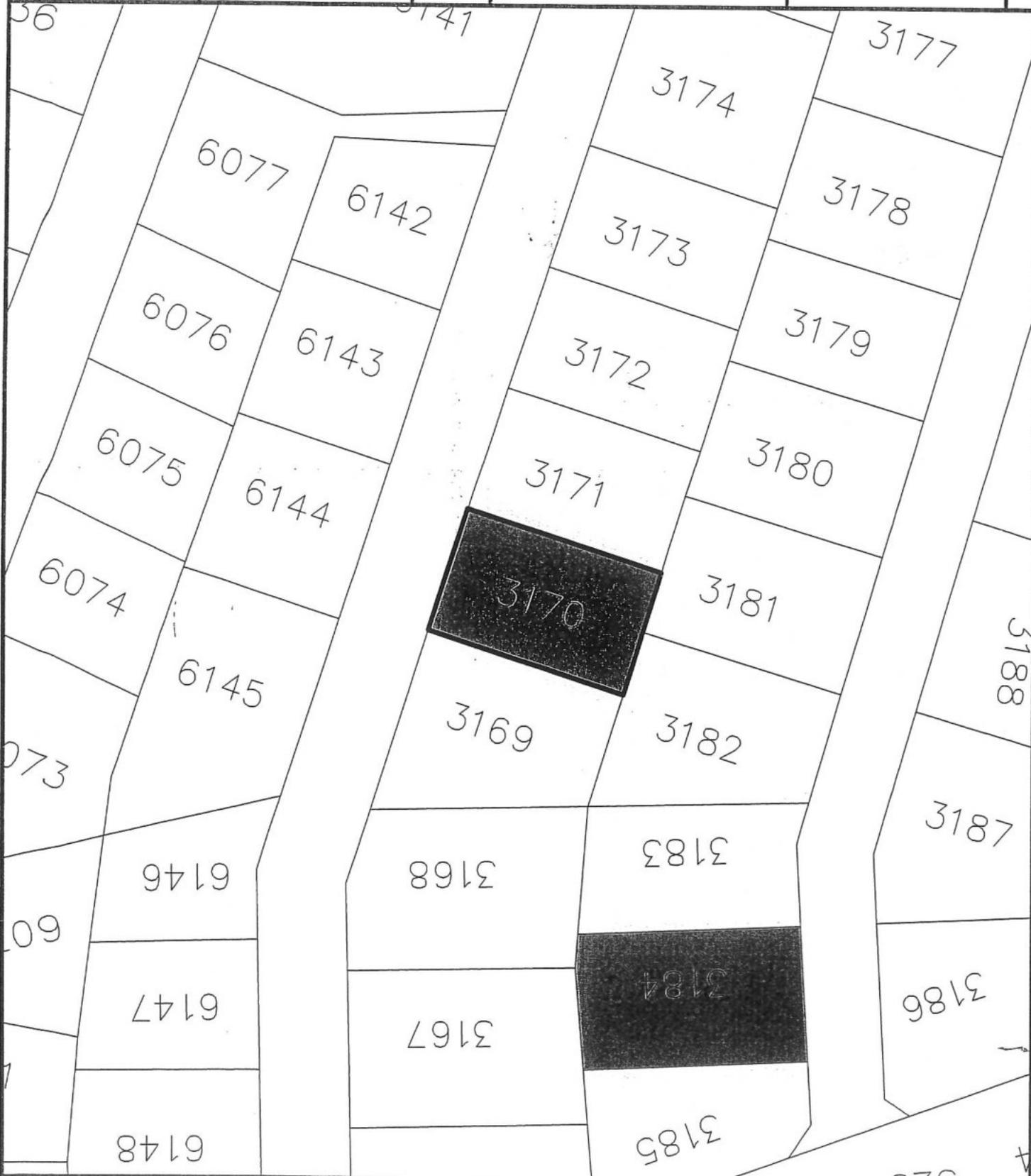
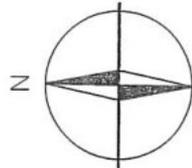
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P.P. F +264 61 304219 |
msh@kamau.com.na | www.kamau-ndhlovu.com

74

ZONING LEGEND

-  Residential
-  Office
-  Business



DEBT MANAGEMENT CREDIT CHECK FORM

Surname NGENIO First name(s) PHILIPUS

Erf/stand no 3170 Township WINDHOEK

If company or registered under cc 81083110187

Namibian I. D / Passport no. 81083110187

Postal/Private Bag address _____ Township of address _____

Physical Residential or Business address 3170 Salls Street

Tel no _____ (H) _____ Cell 0811245044

DEBT MANAGEMENT CREDIT CHECK

Service Accounts (MS)

Credit Control Officer Comments: Proceed

Acc. Technician Credit Control

Josy Moya

Signature Acc. Tech Credit Control

[Signature]



LAND SALES

Comments:

Proceed

Acc. Technician Land Sales

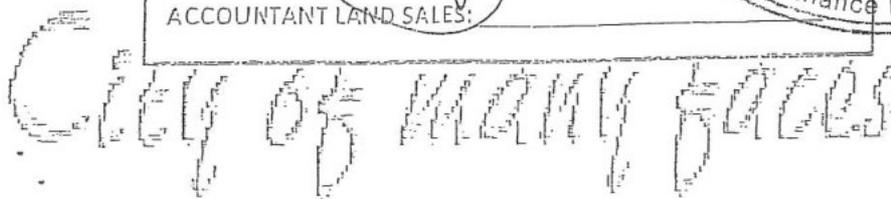
[Signature]

Signature Acc. Technician Land Sales

[Signature]



ACCOUNTANT LAND SALES:





Transaction Information

Reference Number	20210517-41712166
Beneficiary Name	City of Windhoek
Bank Name	First National Namibia
Branch Name	H/Office Windhoek Namibia 556
Branch Code	282672
From	Kamau Town Planning & Development
Recipient Account	62012146115
Amount	4025.00 ✓
Action Date	18/05/2021
Transaction Description	erf-3170
Transaction Status	ENCR Processed
Transaction Type	Quick Payment

Town Planning Certificate No. 1:
Town Planning Scheme Information

77

Ref : _____

Enq : _____

Tel : _____

Applicants Address _____

Telephone Number : _____

Sir / Madam

Erf No: ERF 3170 of

Township : WINDHOEK/WINDHOEK BLOCKS

Street : SALK 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 : | 1,006 m ² | |
| 6. Parking : | _____ | |

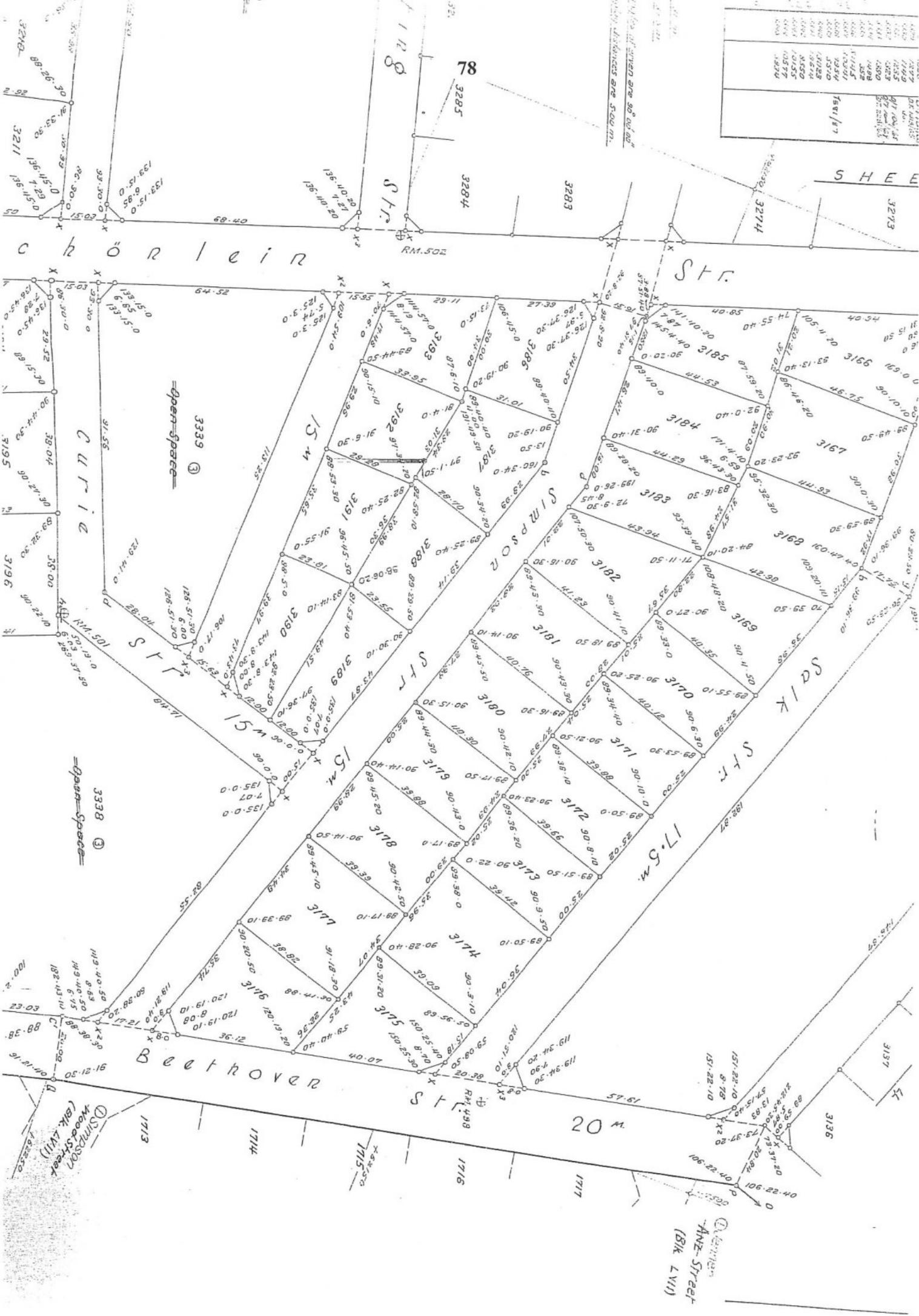
(The parking ratio should be confirmed with the Transportation Department for erven in the business zone, and for restaurants, grouped housing schemes, hotels, bed & breakfasts, resident occupations, places of amusement, social halls and churches)

7. Street Build Lines _____
8. Position Of Buildings : _____
9. Street Address : 11 SALK 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.

3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367	3368	3369	3370	3371	3372	3373	3374	3375	3376	3377	3378	3379	3380	3381	3382	3383	3384	3385	3386	3387	3388	3389	3390	3391	3392	3393	3394	3395	3396	3397	3398	3399	3400
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ANZ-Street
(Blk LVII)

EXISTING AREA = 82,10m²
 EXTENDED AREA = 3,67m²
 NEW POOL

ARCHITECT
 63 24065
 WINDHOEK
 NAMIBIA
 TEL: 06264 61 250181
 CELL: 061 318 7702
 E-MAIL: ernst@ernst-architect.com
Ernst & Ernst Architects P. W. 2012

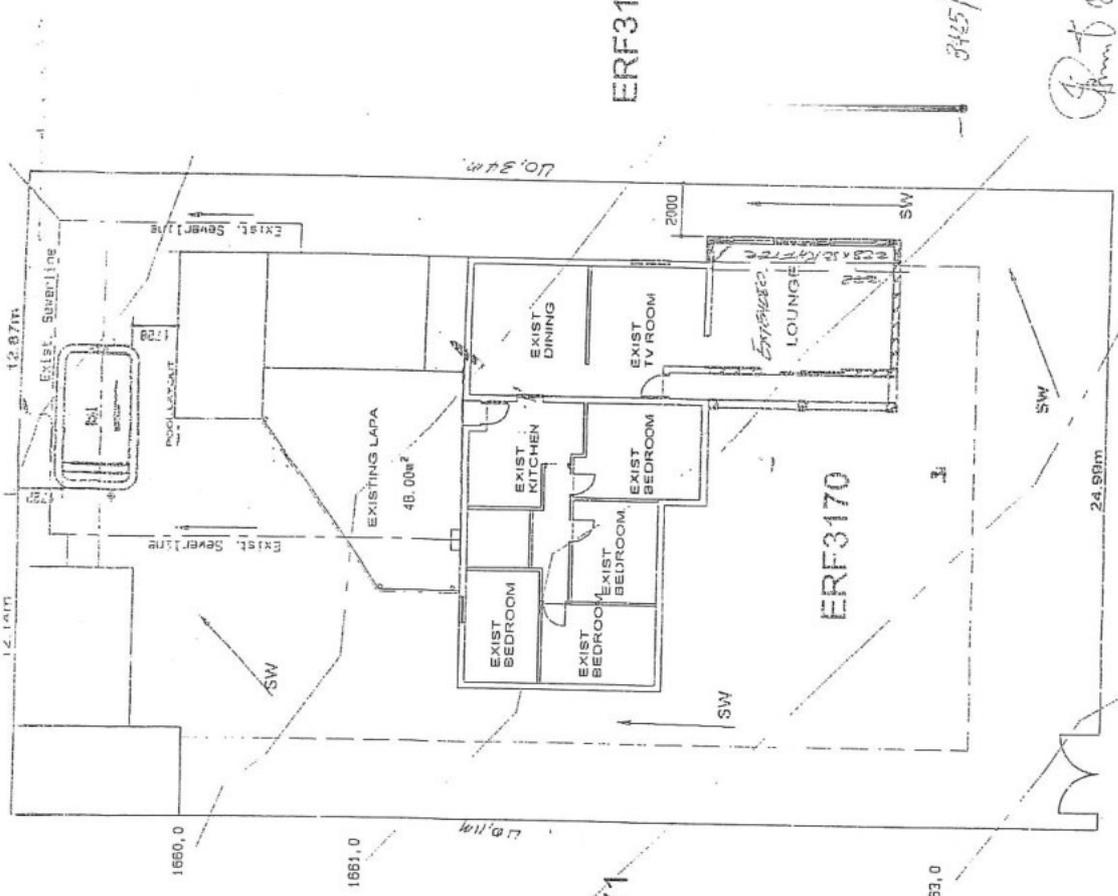
CLIENT
MR. W.G MOUTON
P.O.BOX 24306
WINDHOEK

79
ADDITIONS & POOL
TO EXIST.HOUSE
ON ERF3170
WINDHOEK

SCALE	DATE	DRAWN
SHOWN	AUG. 09	A. D

DRAWING TITLE
2012
FLOOR PLAN, SITE PLAN
ELEVATIONS AND SECTIONS

DRAWING NUMBER
M-09016A-010



SALK STREET

SITE PLAN
 SCALE 1:100

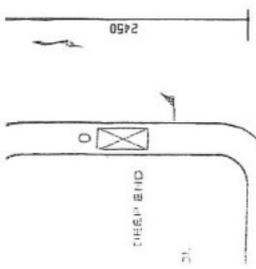
ERF3169

ERF3171

345/20

Ernst & Ernst

345/2007



OUT

HOUSING
 COMBINED PUMP/MOTOR

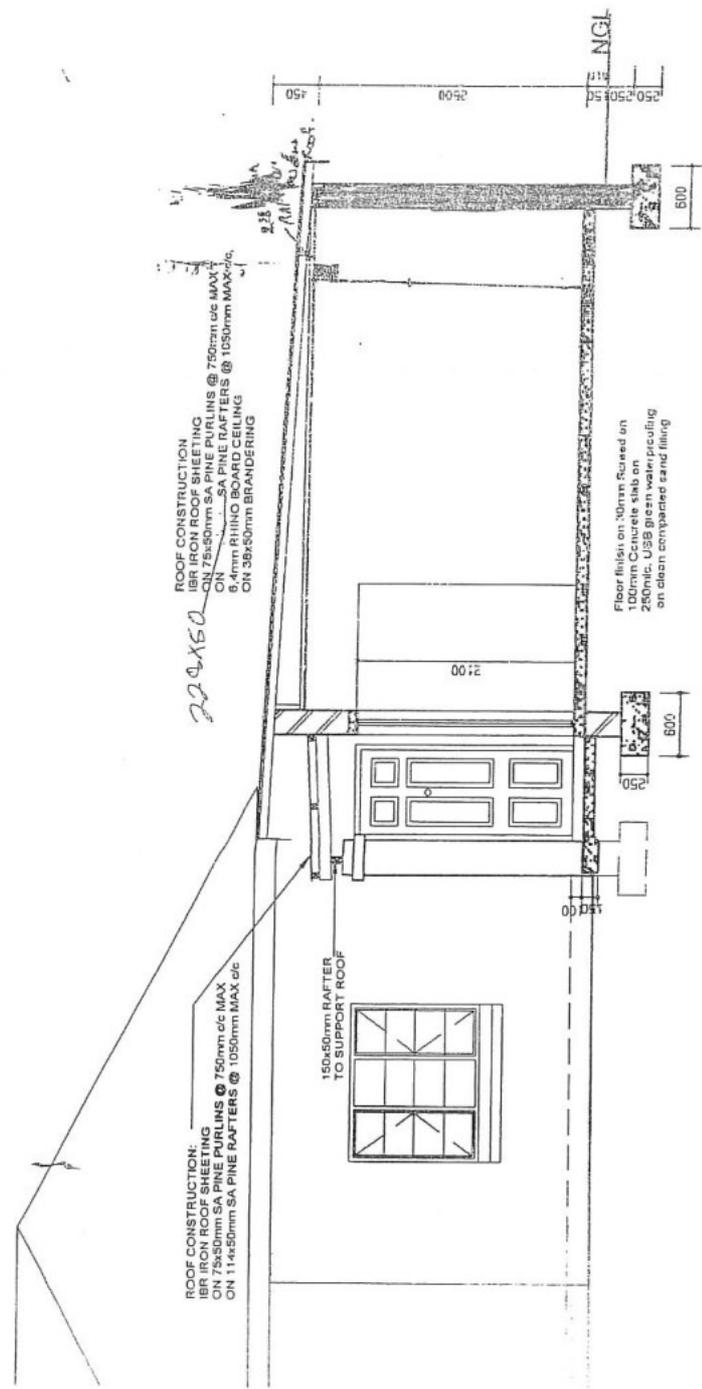
ON B

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK IS STARTED. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT FOR CLARIFICATION AND OR RECTIFICATION

Handwritten initials and date: 20/12/2012

Handwritten date and signature: 01/02/2012

Handwritten signature and date: 20/12/12



ERF3181 | ERF3182



POWER OF ATTORNEY

I, the undersigned, *PHILIPUS NGENO (ID No.81083110187)* in my capacity as the respective owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, (Title Deed No.4423/2017), hereby nominate, constitute and appoint,

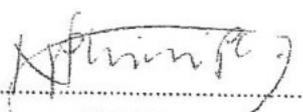
Kamau Town Planning &
Development Specialist
P. O. Box 22269
Windhoek

With power of Substitution to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the City of Windhoek and Urban and Regional Planning Board for the:

- REZONING OF ERF 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900M² TO "BUSINESS" WITH A BULK OF 1.0.
- SUBSEQUENTLY COSENT BE GRANTED TO OPERATE A GUESTHOUSE ON THE RESPECTIVE ERF (ERF 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK
- CONSENT TO USE THE RESPECTIVE ERF AS "BUSINESS" WHILE THE REZONING IS IN PROGRESS

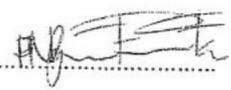
And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as might or could do if personally present and acting herein -hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

Signed at WINDHOEK on this 10 day of MAY 2021 in the presence of the undersigned witnesses.


.....
SIGNED

AS WITNESSES:

1. 
.....

2. 
.....



ORIGINAL
STAMPER
DATE <u>14.03.2017</u>
FEES

PREPARED BY ME:

CONVEYANCER
DIEDERICKS JW

2017-07-18 MORTGAGED (No. B 3783 / 2017)

for N\$ 2 730 000-00 (with ordnance fee)

an additional amount not exceeding N\$ 546 000-00

DEEDS OFFICER, WINDHOEK. *Diedericks JW*
REGISTRAR OF DEEDS.

DEED OF TRANSFER

T 4423 2017

Be it hereby made known:



800000850694

THAT **JAMES VICTOR WILLIAM DIEDERICKS**

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

WINDHOEK AIRPORT TRANSFERS, TOURS AND RENTALS CC
REGISTRATION NUMBER: CC/2004/2164

On the 19TH APRIL 2017 and signed at WINDHOEK

FOR INFORMATION ONLY

Certify a true copy of the 85 record in
this office issued under provisions of regulation 7
Act 4/37
2021-04-16
Deeds Office
Windhoek
REGISTRAR OF DEEDS

I hereby certify that receipt No.
Date 2021-04-16 has been issued for N\$ 41.2
office fees received
2021-04-16
Date
WINDHOEK
Registrar of Deeds

AND THE SAID APPEARER DECLARED THAT his said Principal on the

24 MARCH 2017

had truly and lawfully sold the within mentioned property, and that he, in his capacity as aforesaid, did by these presents, cede and transfer, in full and free property to and on behalf of

PHILLIPUS NGENO

IDENTITY NUMBER: 810831 1018 7

UNMARRIED

His Heirs, Executors, Administrators or Assigns,

CERTAIN	ERF NO. 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
MEASURING	1006 (ONE NIL NIL SIX) SQUARE METRES
FIRST TRANSFERRED	BY DEED OF TRANSFER NO. 1096/1961 WITH GENERAL PLAN NO. SG A 464/1958 RELATING THERETO
NOW HELD BY	DEED OF TRANSFER NO. T 413/2009

SUBJECT to the following condition imposed in terms of Town Planning Ordinance 18 of 1954, and created in Deed of Transfer No. 413/2009, 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.

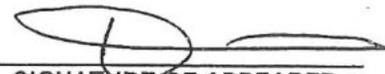
N



WHEREFORE the Appearer, renouncing all the Right and Title which the said TRANSFEROR heretofore had to the Premises, did, in consequence also acknowledge the TRANSFEROR , to be entirely disposed of and disentitled to, the same; and that by virtue of these presents, the said TRANSFEREE

His heirs, executors, administrators and assigns now are and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights, and finally acknowledging the purchase price amounting to the sum of N\$ 3 900 000.00 (THREE MILLION NINE HUNDRED THOUSAND NAMIBIA DOLLARS)

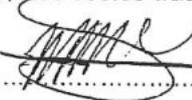
SIGNED AT WINDHOEK ON 2017 -07- 18 , TOGETHER WITH THE SAID APPEARER, AND CONFIRMED WITH MY SEAL OF OFFICE.


SIGNATURE OF APPEARER



FOR INFORMATION ONLY

Transfer Duty Receipt No. 105271163 for N\$ 206 000.00 was issued by the Receiver of Revenue, Windhoek on 6 JULY 2017.

(Checked) 1.  2. 

I, the undersigned, JAMES VICTOR WILLIAM DIEDERICKS, Conveyancer, do hereby certify in terms of Section 78 of the Local Authority Act, Act No 23/1992, that all rates, fees or charges and moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) has been paid up to and include the date of registration thereof.


CONVEYANCER







PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:900sqm to 'Business' with a bulk of 1:0 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as 'Business' while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street. Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property. The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is currently zoned "Residential" with a density of 1:900m² as per the Windhoek Town Planning Scheme.



Please further take note that -

- (a) the plan of the Erf or land lies for inspection at the offices of the local authority (City of Windhoek);
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer Local Authority of Walvis Bay, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



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

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 676 Theodor Gawaseb Street, Extension 1, Grootfontein, to apply to the local authority of Grootfontein for the rezoning of the respective Erf from 'Residential' with a density of 1:300sqm to 'General Residential' with a density of 1:100sqm and Consent to commence with construction while rezoning is in progress.

Erf 676 is located in Theodor Gawaseb Street, Extension 1 of Grootfontein and measures an extent of 473m². The residential suburb where this Erf is found has the majority of activities taking place in terms of land use as 'Residential' and 'General Residential' (as per Grootfontein Zoning Map). Furthermore, as indicated on the respective zoning map, there is a suburb business center. Additional land use activities include the Makalani Primary School (educational), Hakahana Enterprises (business) which are located 5 blocks away from the respective Erf.



Please further take note that -

- (a) the plan of the Erf or land lies for inspection at the Grootfontein Town Councils public notice 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 Chief Executive Officer Local Authority of Grootfontein, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

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 P.O. Box 22296 | Windhoek | t: +264 61251975 |
 f: +264 61 304219 |
 yell@kamau-tpds.com w: www.kamau-architects.com



NOTICE FOR PUBLIC PARTICIPATION ENVIRONMENTAL IMPACT ASSESSMENT

Environam Consultants Trading cc (ECT) 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 following:

PROJECT NAME:

Township Establishment on a Portion of Portion 143 of Gobabis Town and Townlands No. 114, Nossobville, Gobabis

PROJECT LOCATION:

Nossobville, Gobabis, Omaheke Region

PROJECT DESCRIPTION:

The proposed township will consist of approximately 270 erven, comprising Residential, General Residential, Local Business, Institutional, Public Open Space and Street land uses.

PROPONENT:

Star Merchandising CC

ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP):

Environam Consultants Trading cc (ECT)

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing,

Kindly contact:
 Colin P Namene

Email: colin@environam.com
 Fax: 061 258 470 or
 Mobile: 0814 584 297 or
 before **09 July 2021**.

Due to the Covid-19 situation a public meeting will not be held. Interested and affected parties are advised to provide input and comments via the contact details mentioned above.

OXYGEN CYLINDER AND ACCESORIES



Oxygen Cylinder with respiratory



Oxygen Cylinder with Respirometer and Oxi Meter



Locations:

HAVANA (Windhoek)

OMBILI (Windhoek)

GOREANGAB OKAPALE

OLD POWER STATION (Windhoek)

GOREANGAB WOERMANN

TAUBEN GLEN (Windhoek)

AMAGOESA (Okahandja)

A variety of fish

PUBLIC

ENVIRONMENTAL

Notice is hereby given to all interested parties that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

- PROJECT DETAILS:**
- Construction and Operation of a township on Portion 1132, Ohangwena Extens

Project Location: Erf 1132, Ohangwena Extens

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:900sqm to 'Business' with a bulk of 1:0 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street. Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property. The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is currently zoned "Residential" with a density of 1:900m² as per the Windhoek Town Planning Scheme.



Please further take note that -

- (a) the plan of the Erf or land lies for inspection at of the offices of the local authority (City of Windhoek);
- ;
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer Local Authority of Walvis Bay, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



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 c: +264 81 3290584
 P.O. Box 22296 | Windhoek | t: +264 61 251975 |
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 yell@kamau-tpds.com w: www.kamau-architects.com

PUBLIC NOTICE

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Erf 676 is located in Theodor Gawaseb Street, Extension 1 of Grootfontein and measures an extent of 473m². The residential suburb where this Erf is found has the majority of activities taking place in terms of land use as 'Residential' and 'General Residential' (as per Grootfontein Zoning Map). Furthermore, as indicated on the respective zoning map, there is a suburb business center. Additional land use activities include the Makalani Primary School (educational), Hakahana Enterprises (business) which are located 5 blocks away from the respective Erf.



Please further take note that -

- (a) the plan of the Erf or land lies for inspection at the Grootfontein Town Councils public notice 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 Chief Executive Officer Local Authority of Grootfontein, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



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 f: +264 61 304219 |
 yell@kamau-tpds.com w: www.kamau-architects.com

89

B.V.L
 PROPERTY SOLUTIONS



LOOKING FOR AN AGENT?

My name is Palmira Hamutenya and I want to help you sell your home.

If you are looking to sell a property in and around

Otjomuise & Katutura

TALK TO ME TODAY

PALMIRA
 +264 81 295 5329
 palmira@bvlproperty.com.na

WITH OUR TEAM YOU ARE IN GOOD HANDS

Ongu

Fish
 Powered

Locations:

HAVANA (Windhoek)

OMBILI (Windhoek)

GOREANGAB OKAPAI

OLD POWER STATION

GOREANGAB WOERMAI

TAUBEN GLEN (Windh)

AMAGOESA (Okahand)

A variety of f



NOTICE FOR PUBLIC PARTICIPATION ENVIRONME

Environam Consultants Trading cc (ECT) hereby gives notice to all (I&APs) that an application will be made to the Environmental Cor Management Act (No 7 of 2007) and the Environmental Impact Asss 2012) for the following:

PROJECT NAME:

Township Establishment on a Portion of Portion 143 of Gob Nossobville, Gobabis

PROJECT LOCATION: Nossobville, Gobabi

PROJECT DESCRIPTIO

The proposed township will consist of approximately 270 erven, a Local Business, Institutional, Public Open Space

PROPONENT:

Star Merchandising CC

ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP): Er REGISTRATION OF I&APs AND SUBMISSION OF COMMENT Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 F to register and submit their comments, concerns or que:

Colin P Namene

Email: colin@environam.cc

Fax: 061 258 470 or

Mobile: 0814 584 297 on or before 05

Due to the Covid-19 situation a public meeting will not be held. We advise you to provide input and comments via the contact details above.

CLASSIFIEDS

Tel: (061) 2080844 Fax: (061) 220584 Email: Classifieds@nc

Notice Legal Notice Notice Legal Notice Notice Legal Notice Notice Legal Notice Notice Legal Notice

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 676 Theodor Gawaseb Street, Extension 1, Grootfontein, to apply to the local authority of Grootfontein for the rezoning of the respective Erf from 'Residential' with a density of 1:300sqm to 'General Residential' with a density of 1:100sqm and Consent to commence with construction while rezoning is in progress.

Erf 676 is located in Theodor Gawaseb Street, Extension 1 of Grootfontein and measures an extent of 473m². The residential suburb where this Erf is found has the majority of activities taking place in terms of land use as 'Residential' and 'General Residential' (as per Grootfontein Zoning Map). Furthermore, as indicated on the respective zoning map, there is a suburb business center. Additional land use activities include the Makalani Primary School (educational), Hakahana Enterprises (business) which are located 5 blocks away from the respective Erf.

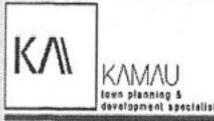


Please further take note that -

(a) the plan of the Erf or land lies for inspection at the Grootfontein Town Councils public notice 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 Chief Executive Officer Local Authority of Grootfontein, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 22 July 2021.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



No. 04 Wagner street | Windhoek west |
 c +254 81 3250584
 P.O. Box 22296 | Windhoek | t +254 61 251975 |
 f +254 61 304219 |
 ye@kamau-tdps.com w: www.kamau-architects.com

NOTICE

Take notice that DU TOIT TOWN PLANNING CONSULTANTS, on behalf of the owners, Jacobus Stephanus Blaauw and Jacobus Lourens Blaauw, in terms of the stipulations of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), intends to apply to the Windhoek City Council and the Urban and Regional Planning Board for:

- Rezoning of Erf 5407, No. 27 Tacoma Street, Windhoek from 'residential' with a density of 1 dwelling per 900m² to 'office' with a bulk of 0.4 ;
- Consent in terms of Section 23 (1) of the Windhoek Town Planning Scheme to allow for an additional floor area, in terms of Council's Policy, which shall be devoted to residential use in the form of dwelling units

Erf 5407, No. 27 Tacoma Street, Windhoek is 1021m² in extent. The Erf is zoned 'residential' with a density of 1 dwelling per 900m² as per the Windhoek Town Planning Scheme. The erf was previously used for residential purposes and has an existing dwelling unit on it. The owner of the erf has intentions of rezoning the erf to 'Office' with a bulk of 0.4, to develop the erf into an office building (of about ± 408m²) and a residential floor of about 204m² with the consent of Council. This will allow the client to establish an office building from where the administrative tasks of Namibia Leak Detection Agency will operate from, together with a residential floor dedicated solely for residential units that would cater to the domestic and residential needs of the staff and/ or other residents.

The intended rezoning is 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 erf 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 (the Urban Planner-Town House, Fifth Floor, Room 516) and the applicant within 14 days of the last publication of this notice (final date for objections is 15 July 2021).

Should you require additional information you are welcome to contact our office.

Applicant:
DU TOIT TOWN PLANNING CONSULTANTS
 P O Box 6871
 AUSSPANPLATZ
 WINDHOEK
 Tel: 061-248010
 Email: planner1@dutoitplan.com



PUBLIC NOTICE ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby given to all interested and Affected Parties (I & AP's) 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:

PROJECT DETAILS:

SUBDIVISION AND PERMANENT CLOSURE OF ERF A/815, LÜDERITZ TO BE CONSOLIDATED WITH ERF 809, LÜDERITZ

Take note that Stubenrauch Planning Consultants cc has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board on behalf of Barend and Marinda Biewenga, the registered owners of Erf 809, Lüderitz for the following:

1. SUBDIVISION OF ERF 815 LÜDERITZ INTO ERVEN A, B AND REMAINDER
2. PERMANENT CLOSURE OF ERF A/815 LÜDERITZ AS A "PUBLIC OPEN SPACE"
3. CONSOLIDATION OF ERVEN A/815 AND 809, LÜDERITZ INTO CONSOLIDATED ERF "X"

Erven 809 and 815, Lüderitz are located adjacent to one another in the neighbourhood of Lüderitz Proper, along Kreplin Street and measure 1002m² and 1189m² in extent respectively. According to the Lüderitz Zoning Scheme, Erf 809, Lüderitz is zoned for "Residential 1" purposes, and Erf 815, Lüderitz is zoned for "Public Open Space" purposes.

The purpose of the subject application as set out above is to rectify building encroachment onto Erf 815, Lüderitz.

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

PERMANENT CLOSURE OF ERF 976, OKAKARARA EXTENSIC PUBLIC OPEN SPACE TO BE REZONING

Take note that Planning Consultants cc has applied to the Town Council on applying to the Urban and Regional Planning Board on behalf of Okakarara Town Council, the registered owners of Erf 976, Okakarara for the following:

1. PERMANENT CLOSURE OF ERF 976, OKAKARARA EXTENSIC "PUBLIC OPEN SPACE"
2. REZONING OF ERF 976, OKAKARARA EXTENSIC "PUBLIC OPEN SPACE" TO "BUSINESS"
3. INCLUSION OF ERF 976, OKAKARARA EXTENSIC IN THE NEXT OKAKARARA SCHEME

Erf 976, is the neighbour of Okakarara Extensic measures 1.1 in extent. According to the Okakarara Zoning Scheme, Erf 976 is zoned for "Public Open Space"

The purpose of the subject application as set out above is for the Okakarara Town Council to approve the business development

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

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:900sqm to 'Business' with a bulk of 1 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street. Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property. The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is currently zoned 'Residential' with a density of 1:900m² as per the Windhoek Town Planning Scheme.



CLASSIFIED 91

Tel: (061) 208 0800/44

Fax: (061) 220 584

Email: classified

Services

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Legal Notices

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Legal Notices

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PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 676 Theodor Gawaseb Street, Extension 1, Grootfontein, to apply to the local authority of Grootfontein for the rezoning of the respective Erf from 'Residential' with a density of 1:300sqm to 'General Residential' with a density of 1:100sqm and Consent to commence with construction while rezoning is in progress.

Erf 676 is located in Theodor Gawaseb Street, Extension 1 of Grootfontein and measures an extent of 473m². The residential suburb where this Erf is found has the majority of activities taking place in terms of land use as 'Residential' and 'General Residential' (as per Grootfontein Zoning Map). Furthermore, as indicated on the respective zoning map, there is a suburb business center. Additional land use activities include the Makalani Primary School (educational), Hakahana Enterprises (business) which are located 5 blocks away from the respective Erf.



Please further take note that -

(a) the plan of the Erf or land lies for inspection at the Grootfontein Town Councils public notice 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 Chief Executive Officer Local Authority of Grootfontein, and with the applicant within 14 days of the last publication of this notice, i.e. no later than 22 July 2021.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



No. 04 Wagner street | Windhoek west |
t: +264 81 3230584
P.O. Box 22236 | Windhoek | t: +264 61251975 |
f: +264 81 3042119 |
yell@kamau-tpds.com w: www.kamau-architects.com

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:500sqm to 'Business' with a bulk of 1.0 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as 'Business' while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Saik Street. Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property. The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is



NOTICE FOR ENVIRONMENTAL SCOPING STUDY & CALL FOR PUBLIC PARTICIPATION

SM Dynamic 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 following:

PROJECT DESCRIPTION: Mineral (Base, Industrial & Precious) Exploration EPL 7664, Erongo Region.

Meeting: 30 July 2021 via Zoom (Register for updates)
Environmental Assessment Practitioner (EAP): SM Dynamic Environmental Consultants

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS:

Public consultation meetings, depending on the responses from I&APs and the prevailing Covid-19 regulations, will be announced through print media or relevant local authorities. All Interested & Affected Parties are hereby invited to register and submit their comments, concerns or questions in writing or request for Background Information Document via Email: mkluivert@gmail.com, or 085 1443800 on or before 30 July 2021.



BUSINESS SUCCESS CONSULTING
Environmental Sustainability

PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED CONSTRUCTION OF HP ACADEMY AT OMULONDO VILLAGE IN OSHKOTO REGION

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act No. 7 of 2007 and its regulations (GN 30 of 6 February 2012) for the following intended activities.

Project Name: CONSTRUCTION OF HP ACADEMY AT OMULONDO VILLAGE, OSHKOTO REGION

Project Location: OMULONDO VILLAGE, OSHKOTO REGION

Project Description: The Construction of education infrastructure a 1.9 Ha of Land

Proponent: Dr. Hilda Nakakuwa

Environmental Consultant: Business Success Consulting

All Interested and Affected Parties (I & APs) are encouraged to register and provide comments and opinions to bscngwediva@gmail.com. No public meeting will be held due to the current Public Health Regulations for Covid-19. If you want to register as I & APs and receive the Background Information Document, please contact our office:

Contact No: 0811622154
Email: bscngwediva@gmail.com
BSC OFFICE AT ERF, 5059 OMATANDO STR. ONGWEDIVA

DEADLINE FOR COMMENTS IS 13 JULY 2021

KEEP SAFE. WEAR YOUR MASK & FOLLOW HEALTH REGULATIONS

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY

SUBDIVISION AND PERMANENT CLOSURE OF ERF A/815, LÜDERITZ TO BE CONSOLIDATED WITH ERF 809, LÜDERITZ

Take note that Stubenrauch Planning Consultants cc has applied to the Lüderitz Town Council and intends on applying to the Urban and Regional Planning Board on behalf of Barend and Marinda Blewenga, the registered owners of Erf 809, Lüderitz for the following:

1. SUBDIVISION OF ERF 815 LÜDERITZ INTO ERVEN A, B AND REMAINDER
2. PERMANENT CLOSURE OF ERF A/815 LÜDERITZ AS A "PUBLIC OPEN SPACE"
3. CONSOLIDATION OF ERVEN A/815 AND 809, LÜDERITZ INTO CONSOLIDATED ERF "X"

Erven 809 and 815, Lüderitz are located adjacent to one another in the neighbourhood of Lüderitz Proper, along Kreplin Street and measure 1002m² and 1189m² in extent respectively. According to the Lüderitz Zoning Scheme, Erf 809, Lüderitz is zoned for "Residential 1" purposes, and Erf 815, Lüderitz is zoned for "Public Open Space" purposes.

The purpose of the subject application as set out above is to rectify building encroachment onto Erf 815, Lüderitz.

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

Further take note that any person objecting to the proposed subdivision, permanent closure and subsequent consolidation as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Lüderitz Town Council and the applicant (SPC) in writing on or before Friday, 30 July 2021.

Applicant: Stubenrauch Planning Consultants
pombill@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: W/21023

The Chief Executive Officer
Lüderitz Town Council
PO Box 19
Lüderitz

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY

PERM. CLOSURE OF ERF 976, OKAKARA EXTENSION 1 PUBLIC NOTICE TO BE RE: "BUSINESS"

Take note that Planning Co has applied to Town Council on applying and Region Board on b Okakarara T: the registered 976, Okakara: for the followi

1. PERMANENT CLOSURE OF ERF 976, OKAKARA EXTENSION 1 "PUBLIC SPACE"
2. REZONING OF ERF 976, OKAKARA EXTENSION 1 "PUBLIC SPACE" TO "BUSINESS"
3. INCLUSION OF REZONING OF ERF 976, OKAKARA EXTENSION 1 THE NEXT OKAKARA SCHEME

Erf 976, is the neighb Okakarara Extension 1 in extent. According to the Okakarara Zoning Scheme, Erf 976 is zoned for "Public Open Space" purposes.

The purpose of the subject application as is for the Okakarara Town Council to allow business development

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

Further take note that any person objecting to the proposed subdivision, permanent closure, rezoning and subsequent consolidation as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Okakarara Town Council and the applicant (SPC) in writing on or before Friday, 30 July 2021.

Applicant: Stubenrauch Planning Consultants
pombill@spc.com.na
PO Box 41404
Windhoek
Tel.: (061) 251189
Our Ref: W/21023

The Chief Executive Officer
Okakarara Town Council
Private Bag
Okakarara

REPUBLIC OF NAMIBIA
MINISTRY OF TRADE & INDUSTRY

PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:900sqm to 'Business' with a bulk of 1:0 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150)

Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street.

Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property.

The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is currently zoned "Residential" with a density of 1:900m² as per the Windhoek Town Planning Scheme.



Please further take note that -

(a) the plan of the Erf or land lies for inspection at of the offices of the local authority (City of Windhoek);

(b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer Local Authority of Walvis Bay, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



KAMAU
town planning &
development specialist

No. 04 Wagner street | Windhoek west |
c: +264 81 3290584
P.O. Box 22296 | Windhoek - t: +264 61 251075 |
f: +264 61 304218 |
yoh@karnau-1234.com or www.karnau-architects.com



PUBLIC NOTICE

Please take note that KAMAU TOWN PLANNING AND DEVELOPMENT SPECIALIST has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective Erf from 'Residential' with a density of 1:900sqm to 'Business' with a bulk of 1.0 and subsequently consent to use the respective Erf for a guesthouse purposes and consent to use the respective Erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street. Considering its use and services offered, the subject property is ideally located central of the city with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The Erf lies on a slope toward the back of the property. The respective Erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective Erf is currently zoned "Residential" with a density of 1:900m² as per the Windhoek Town Planning Scheme.



Please further take note that -

- the plan of the Erf or land lies for inspection at of the offices of the local authority (City of Windhoek),
- any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer Local Authority of Walvis Bay, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:



KAMAU
TOWN PLANNING &
DEVELOPMENT SPECIALIST

No. 04 Wagner street | Windhoek west |
c. +264 61 3290584
P.O. Box 22236 | Windhoek | +264 61251935 |
f. +264 61 304219 |
info@kamu-tpds.com | www.kamu-architects.com

...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)

95

Mobley Properties Inc.
No. 4 School Street
P.O. Box 1000
St. John's, NL A1B 1X2
Tel: 709-536-1111
Fax: 709-536-1112



NOTICE

...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)

NOTICE

...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)

PLANNING ACT

...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)

NOTICE OF ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION

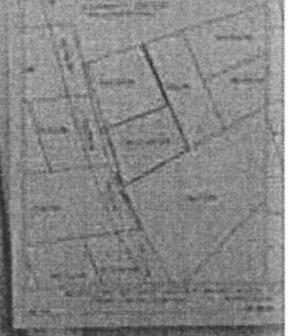
...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)

PUBLIC NOTICE

...notice that any person who objects to the proposed plan together with the grounds therefor, all such objections must be filed with the clerk of the court within 14 (fourteen) days of the last publication of this notice (first date for objection)



ndho
NOTICE
OF ERF 7374
NOTION A OF
776 WINDHOCK
PER SPACE (THE
TENT) AND WILL BE
7376 WINDHOCK



The last date to submit objections/comments will be ⁰⁷Friday, 23 July 2021.

Address of Applicant:
Stewart Planning - Town & Regional Planners
P.O. Box 2095
Walvis Bay
bruce@sp.com.na
otto@sp.com.na
+264 64 280 770

Urban and Regional Planning Board
Ministry of Urban and Rural
Development
Private Bag 13289
Government of Namibia
Windhoek
Namibia

MUNICIPALITY OF WALVIS BAY

No. 243

2021

NOTICE OF INTENTION TO APPLY FOR REZONING:
ERF 2164, WALVIS BAY EXTENSION 6

Notice is hereby given in terms of Section 107 of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) that Stewart Planning - Town & Regional Planners intends to apply to the Municipal Council of Walvis Bay (the local authority) for consent for the following:

Rezoning of Erf 2164 Walvis Bay Extension 6 from Single Residential with a density of 1 dwelling unit per 300m² to General Residential 1 with a density of 1 dwelling unit per 300m² in terms of the Walvis Bay Zoning Scheme and Section 105(1)(a) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018).

Take note that -

- (a) the application lies open for inspection at Room 101, Ground Floor of the offices of the Municipality of Walvis Bay, Civic Centre Street, during normal office hours or can be downloaded from www.sp.com.na/projects
- (b) any person having objections or comments to the application may lodge such objections and comments, together with the reasons for the objection, in writing with the applicant and the Chief Executive Officer within 14 days from the date of the last publication of this notice.

The last date to submit objections/comments will be **Friday, 23 July 2021**.

Address of Applicant:
Stewart Planning - Town & Regional Planners
P.O. Box 2095 Walvis Bay
bruce@sp.com.na
otto@sp.com.na
+264 64 280 770

Chief Executive Officer
Municipality of Walvis Bay
Civic Centre
Private Bag 5017 Walvis Bay
Namibia
townplanning@walvisbaycc.org.na

No. 244

2021

REZONING OF ERF 3170 (A PORTION OF CONSOLIDATED ERF 3150) WINDHOEK FROM
'RESIDENTIAL' WITH A DENSITY OF 1:900M² TO 'BUSINESS'

Take note that **Kamau Town Planning and Development Specialist** has been appointed by the owner of Erf 3170 (a portion of consolidated Erf 3150) Windhoek, to apply to the local authority of Windhoek for the rezoning of the respective erf from 'Residential' with a density of 1:900m² to

'Business' with a bulk of 1:0 and subsequently⁹⁸ consent to use the respective erf for a guesthouse purposes and consent to use the respective erf as "Business" while the rezoning is in progress, as per terms of the Windhoek Town Planning Scheme.

Erf 3170 (a portion of consolidated Erf 3150) Windhoek, is located within the Windhoek West suburb in Windhoek, Salk Street. Considering its use and services offered, the subject property is ideally located central of the City with ease of access to other suburbs and one of prime and sought-after area of Windhoek. The erf lies on a slope toward the back of the property.

The respective erf measures 1006m² in extent and is currently built up according to the respective zoning. The respective erf is currently zoned "Residential" with a density of 1:900m² as per the Windhoek Town Planning Scheme.

Further take note that -

- (a) the plan of the erf or land lies for inspection at of the offices of the local authority (City of Windhoek);
- (b) any person having objections to the rezoning concerned or who wants to comment, may in writing lodge such objections and comments, together with the grounds, with the Chief Executive Officer Local Authority of Walvis Bay, and with the applicant within 14 days of the last publication of this notice, i.e. no later than **22 July 2021**.

FOR MORE INFORMATION AND QUERIES, KINDLY CONTACT:

KAMAU Town Planning & Development Specialist

No. 4 Wagner Street, Windhoek West

Cell: +264 81 3290584

P.O. Box 22296, Windhoek

Tel:+264 61251975, Fax:+264 61 304219

E-mail: yeli@kamau-tpds.com

Website: www.kamau-architects.com

No. 245

2021

REZONING OF ERF 676, THEODOR GAWASEB STREET, EXTENSION 1, GROOTFONTEIN FROM 'RESIDENTIAL' WITH A DENSITY OF 1:300M² TO 'GENERAL RESIDENTIAL'

Take note that **Kamau Town Planning and Development Specialist** has been appointed by the owner of Erf 676, Theodor Gawaseb Street, Extension 1, Grootfontein, to apply to the local authority of Grootfontein for the rezoning of the respective Erf from 'Residential' with a density of 1:300m² to 'General Residential' with a density of 1:100m² and Consent to commence with construction while rezoning is in progress.

Erf 676 is located in Theodor Gawaseb Street, Extension 1 of Grootfontein and measures an extent of 473m². The residential suburb where this erf is found has the majority of activities taking place in terms of land use as 'Residential' and 'General Residential' (as per Grootfontein Zoning Map). Furthermore, as indicated on the respective zoning map, there is a suburb business center). Additional land use activities include the Makalani Primary School (educational), Hakahana Enterprises (business) which are located 5 blocks away from the respective erf.

Further take note that -

- (a) the plan of the erf or land lies for inspection at the Grootfontein Town Councils public notice board;

14 April 2014

Dear Mr Maimescul

Boundary wall plaster and paint - Otjozondjou Street 545

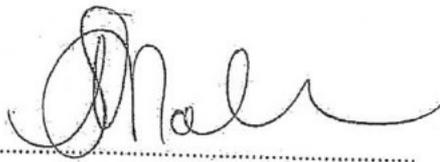
As per discussions between yourself and me, we hereby agree that an amount of N\$ 4183-13 will be paid to your personal bank account (Bank Windhoek Account 8000210503) in lieu of the plastering and painting of the boundary wall that we have constructed on boundary wall bordering both our erven.

Due to safety concerns on your part, we have not made use of my contractor but have agreed that the amount of N\$ 4183-13 will be paid to Namibia Welding Building & Civil works for the completion of the job and hence the direct payment to your account.

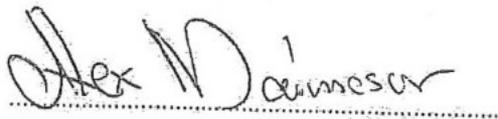
It onus will therefore rest on Mr Maimescul to ensure that the contractor is fully compensated and perform according to said instructions.

The payment of N\$ 4183-13 will be the final settlement in the dispute between yourself, Mr Maimescul and me, Natasha regarding the renovations done by me that has affected your property.

I trust all is in order.



N.Malander



As agreed by Mr. Maimescul

APPOINTMENT OF PROFESSIONAL ENGINEER OR INCORPORATED ENGINEER
REGISTERED IN TERMS OF THE ENGINEERING PROFESSIONS ACT 1986
(ACT 18 of 1986)

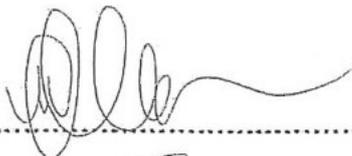
The Strategic Executive, Department of Planning, Urbanisation and Environment, City of Windhoek.

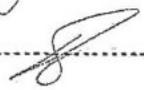
I, NE WINKLER (MAYLANDER) Being the owner of ERF 542 CIMBERAUA have appointed
J.A. CALITE Registration No PE 90010 to undertake the design of the
BOUNDARY WALL And the inspection of this work during the construction in
order to check compliance with the approved design, such appointment being affective
from the 26/4/2021

The above-named person has accepted the appointment and has undertaken to accept responsibility for providing the Strategic Executive of the City of Windhoek, simultaneous with the submission of the building plans, with such drawings, details and particulars as he / she may require in terms of the Local Authorities Act 1992 (Act 23 of 1992). In so far as such drawings, details and particulars may refer to work of structural nature, such person has further undertaken to immediately inform the Strategic Executive if it appears that any structural work is being carried out in a manner which may endanger the strength, stability or serviceability of the building or any adjoining building structure.

Should the above appointment be terminated before construction of the building is completed, I undertake to inform the Strategic Executive accordingly and provide the name, registration number and acceptance of the substitute engineer.

Signed:

Owner  Date 26/4/2021

Engineer  Date 26/4/2021

J A Calitz
P O Box 9416
WINDHOEK
2021-04-26

City of Windhoek
Building Control Division
P O Box 59
WINDHOEK

To Whom It May Concern:

**STRUCTURAL STABILITY OF EXISTING BOUNDARY WALL ON
ERF 542 CIMBEBACIA - WINDHOEK**

The existing fibre glass swimming pool was installed about 300mm away from the western boundary wall. The existing 230mm boundary wall of cement bricks looks structural sound, but it was decided to build an extra 250mm thick x 600mm high x 25MPa concrete wall with two layers of steel Mesh Ref. 245 between the swimming pool and the existing boundary wall. This will strengthen the existing boundary wall and made it save.

All work was done according to my specifications, inspected and approved.

Yours faithfully



J A Calitz Pr. Eng.
PE 90010

ENGINEERS CALCULATIONS

To Whom it may concern:

The calculations were done according to the National Building Regulations and Building Act of 1985.

Table 4 of the regulations stated that the minimum thickness of a foundation brick wall which act as a retaining wall must be 220mm for a maximum height of 1.0m.

The height of the existing 220mm foundation brick wall on Erf 542 is 850mm. We cast an extra 200mm thick x 25MPa x 850mm reinforced concrete wall against the existing foundation wall for extra support because of the swimming pool.

Table 5 of the regulations stated that for free standing brick walls, the maximum allowable height above ground level for a 220mm brick wall can be 1.8m without any piers. The existing 220mm brick wall on Erf 542 is 1.01m.

It also stated that the maximum allowable height for a 110mm brick wall can be 1.0m without any piers and up to 1.5m with piers of 350mm x 220mm. The existing 110mm brick wall on Erf 542 is 1.1m. We built a 470mm x 220mm pier to support the 110mm wall.

Regards

J A Calitz Pr. Ing

PE 90100

17 June 2021



[Municipal Council Minutes: 2019-09-26]

10.3.4

**FNS.3 [UTP] BUILDING LINE RELAXATION
DISPUTE ON ERF 3274, WINDHOEK –
OBJECTION FROM ADJACENT
NEIGHBOUR ERF 3275, WINDHOEK
(L/3274/W)**

On proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That the Building Permit application for Building Plan 3884/2015 requesting for the relaxation of the rear 3 and 5 metre building lines on Erf 3274, Windhoek be granted.
- 2 That the applicant and Objectors be informed of Council's decision, in writing, and be given the opportunity to appeal against Council's decision to the Ministry of Urban and Rural Development within twenty eight (28) days from the date of notification thereof.
- 3 That any notice of an intention to appeal this Council Resolution be submitted to Council within twenty eight (28) days from the date of notification thereof, in terms of clause 51(3) of the Windhoek Town Panning Scheme.
- 4 That it be noted that paragraph 3 of Council Resolution 287/08/2007 is herewith amended to read as follows:
 - 3 *That any building permit application for the relaxation of building lines where objections have been received be presented to Council for a final determination in the matter.*
- 5 That the resolution be implemented prior to confirmation of the minutes to allow for prompt feedback to the applicant.

RESOLUTION 233/09/2019

Alexandru Boris Maimescul.

Paralegal practitioner / Freelance practice.

P.O. Box 4748 Windhoek.

Cell: +264 (0)81 122 5972.

Mail: alexandru.maimescul@icloud.com

To Mr. Natanael Samuel.

Town Planning Officer.

Department of Urban and Transport Planning.

Dear Mr. Samuel,

I am writing this letter to bring it to your attention that on 9th of April 2021 Mrs. Natasha Winkler residing Erf N 542 Shilunga Street Cimbebasia Windhoek, with her husband came to our house located on Erf N 545 Otjozondjou street Cimbebasia Windhoek, around lunch time.

She have explained to us that due to the finalized decision to sale their own property erected on the Erf 542 and with accordance of the City of Windhoek Municipality Building Regulations, we will require to sign a building relaxation form stating that we have no objections to the structures erected by them and on their territory, including swimming pool and boundary wall separating our properties.

In this regard, I would like to draw your attention to the fact that due to the unfinished project for the new boundary wall, our positive answer to Mrs. Winkler will be possible only after all the deficiencies will be corrected in accordance with the approved building plan.

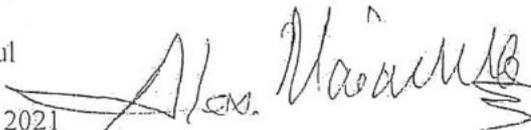
Please note that visit of Department of Building Planning Inspector and his official report as well as a Professional Engineer's inspection certificate upon completion of work, and all other necessary payments and fees will be paid by Mrs. Winkler only and in full amount.

For my part, I undertake responsibility to transfer a copy of this document to Mrs. Winkler and certify it with her signature if she wishes in the receipt.

Kind regards,

A. Maimescul

17th of April 2021



Natasha Winkler (Malandar)
 PO Box 9472
 Windhoek
 Namibia
 Cell: 081 124 5581
 Email: Natasha.Winkler@fnbnamibia.com.na

21 June 2021

Dear Mr Nataneal Samuel,

REQUEST TO WAIVE SIGNATURE REQUIRED BY BORDERING ERF 545, OTJOZONDJOU STREET

I hereby request the City of Windhoek to waive the requirement to obtain the signature on our building plans, from our neighbours bordering our back wall at Erf 545, Otjozondjou Street, Cimbebasia (Alex Maimescul). The reason for this request is that we deem our neighbours to be unreasonable in our request to them to sign off our plans and can be further explained hereunder:

On 25th January 2021, I signed a deed of sale with a prospective buyer to sell my house situated at Erf 542 Shilunga street. As part of the sales process, I applied to the City of Windhoek to obtain a Building Compliance Certificate and it was rejected since the approved plans on the City's records did not agree to the building structures erected. At that point we realised that our plans submitted in 2013 for work already done to replace our precast walls with brick walls as well as replacing our jacuzzi with a swimmingpool, was not approved through the City of Windhoek's processes.

We then undertook to rectify this by restarting the entire building approval process as guided by the relevant officials at City of Windhoek. We then resubmitted all our building plans to Building Control department and was requested to correct various deficiencies noted on the file. Amongst these deficiencies were the submission of an engineer's certificate as well as our neighbours signing off on the revised building plans in order to proceed with the plan approvals.

We then reached out to our neighbours to resign our building plans and our neighbour at 545 Otjozondjou Street advised us that they will only be willing to sign off on the plans once we have reinforced the boundary wall as required by a professional engineer and in line with the City of Windhoek's approval processes. We then appointed a professional engineer and a building contractor to dig up the ground between the pool and the boundary wall up to the foundation and reinforce the foundation with steel mesh and concrete slab as well as building a support wall as stated in the engineer's letter. With all this work done in line with the engineer's satisfaction, we reached out to our neighbours (Alex Maimescul) to sign off the plans and Alex then indicated to us that he had more questions that needs to be answered by the City of Windhoek.

Given the neighbours request, I then managed to set up a meeting with Mr. Hugo Rust on 17th June 2021 where both myself and my neighbour, Alex were in attendance. In this meeting, Mr. Rust adequately answered all our questions and urged us to try and resolve our differences between ourselves or otherwise submit dispute with the Council to make a final decision.

On the 18th June 2021, I made a call to my neighbour Alex to discuss an alternative resolution and I have not since received any feedback from him. Given this, I then made the final decision to refrain from any further engagement with my neighbour and submit my request directly to the Council to make the final decision to waive its requirement for the neighbour's signature on our building plans that need to be submitted.

I hereby implore the City of Windhoek to also consider the following facts around this matter when making a final decision:

- I attach a letter dated 14 April 2014, signed off between myself and my neighbour Alex, where I've made a payment of N\$ 4,183-13 to his personal bank account as final settlement payment for his 'engineering and plastering' expenses incurred at that time. This letter clearly states that this payment would constitute the final resolution of the dispute regarding the boundary wall.
- A few years ago, Alex's wife, Nina Maimescul, phoned me through Facebook messenger, falsely accusing me of having an affair with her husband and threatening me that I will see what will happen to me. Since Nina can not clearly converse in English, I went to Alex and spoke to him about his wife's accusations. I believe that the unwillingness to finalise this dispute with me, is Nina's way of trying to get back at me and trying to make this as difficult for me as possible.
- Throughout this entire process, I have been willing to meet the demands made by our neighbours. I've paid them for his "expenses" incurred (N\$4,183,13), I have reinforced the boundary wall as per Alex's request and am willing to discuss further resolutions but feedback and willingness to resolve are not always forthcoming from them.

We trust the above will receive your favourable consideration.

Yours sincerely

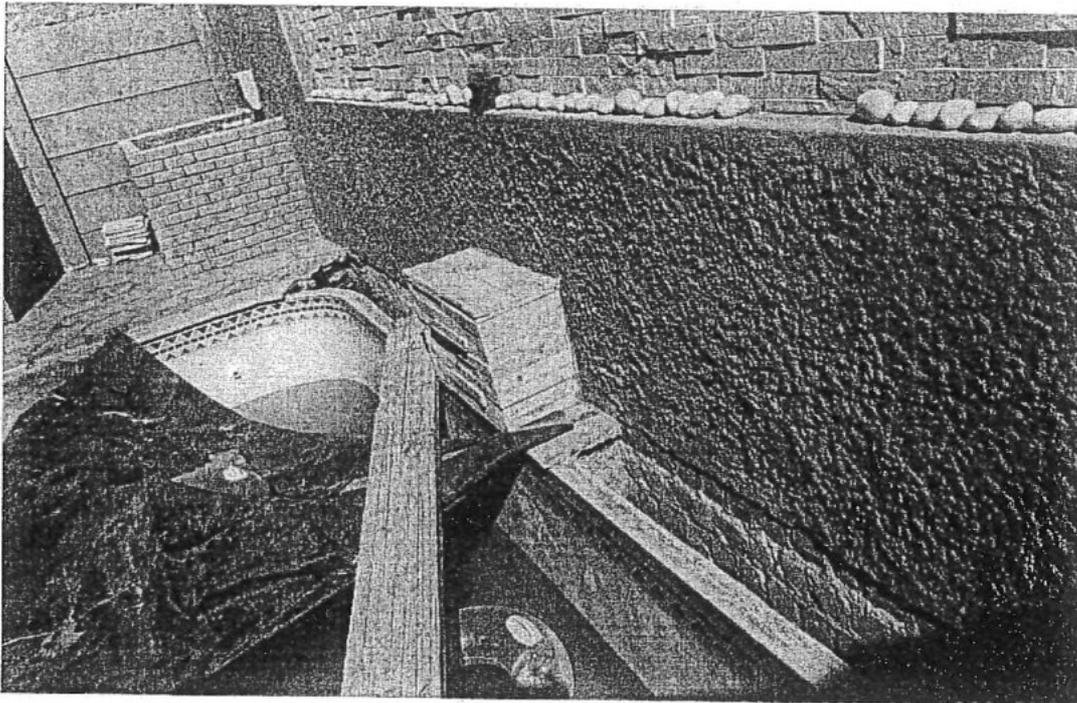
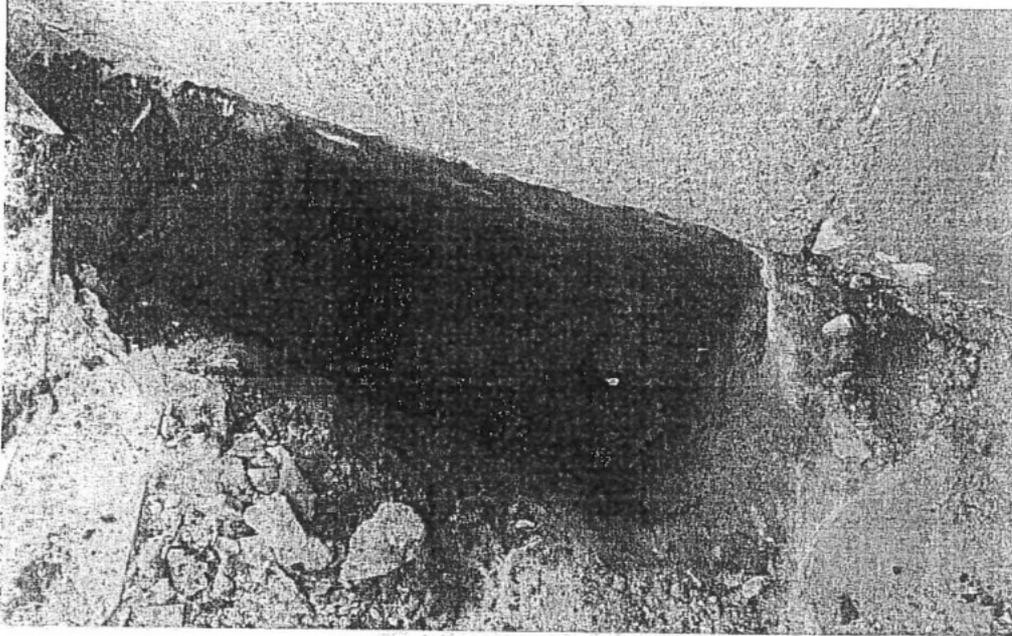


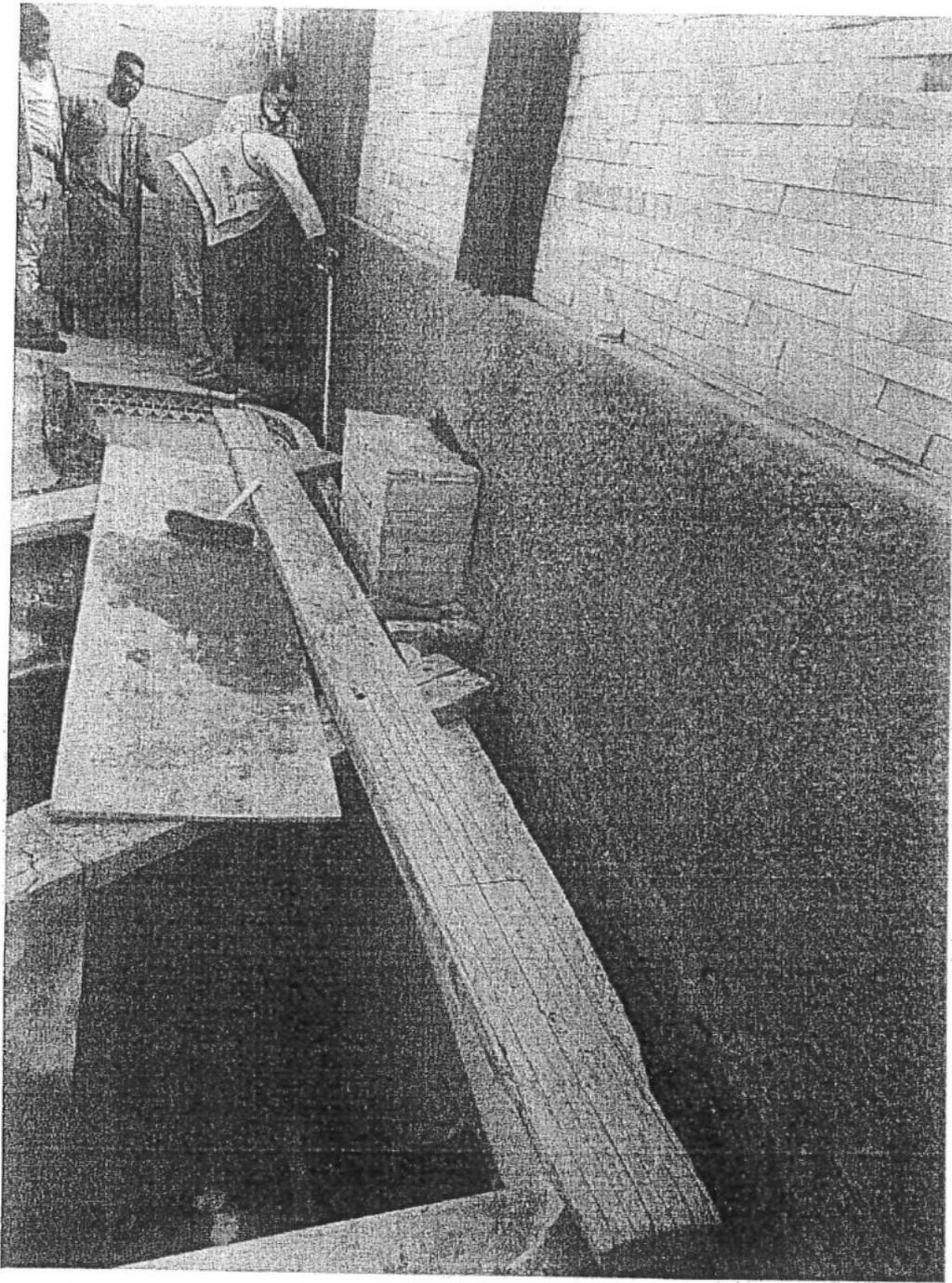
Natasha Winkler (previously Malander)

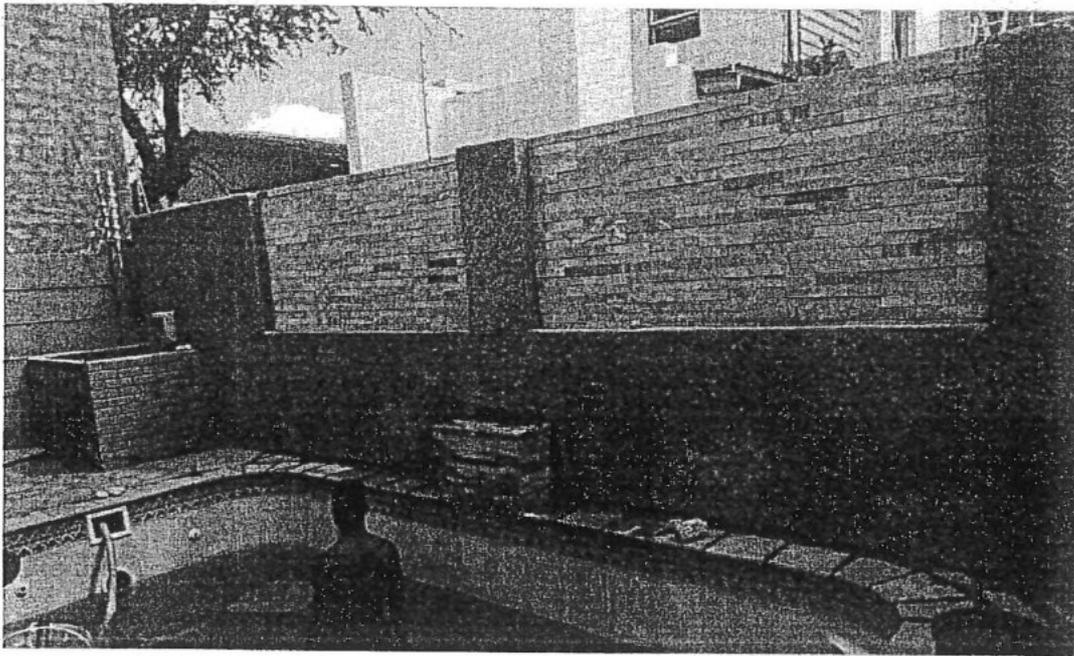
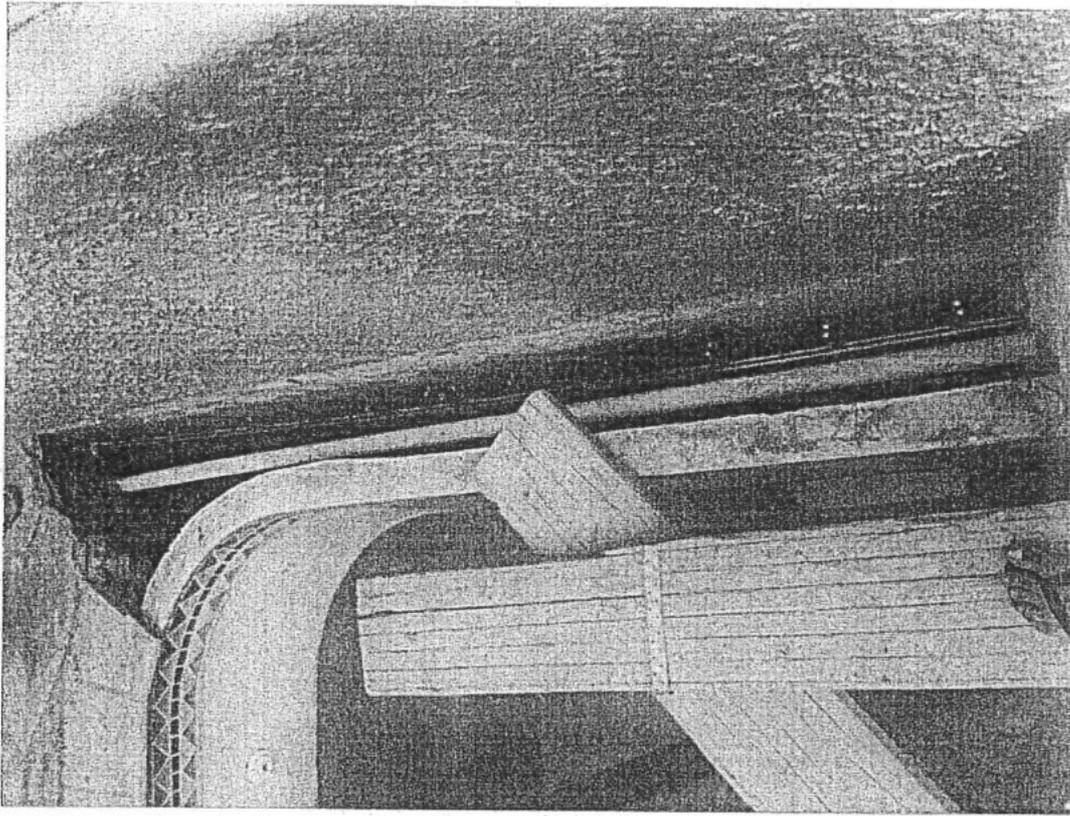
Owner – 542 Shilunga Street,

Cimbebasia

PICTURES OF WORK DONE TO REINFORCE BOUNDARY WALL







3 CONFIRMATION OF MINUTES

[Municipal Council Minutes: 2021-02-25]

3.1 MUNICIPAL COUNCIL MEETING HELD ON 11 AND 15 FEBRUARY 2021 (3/2/1)

On proposal by Councillor FN Hambuda, seconded by Councillor J Uapingene, it was

RESOLVED

That the minutes of the monthly meeting of the Municipal Council of Windhoek held on 11 and 15 February 2021 be confirmed, subject to the correction of Item 10.6.1 as follows:

[Municipal Council Minutes: 2021-02-25]

3.1.1 ITEM 10.6.1 - SOP.1 [HPH] PROCEDURE FOR HANDLING HUMANITARIAN LAND AND SHELTER REQUESTS (L/Emergency shelter)

On proposal by Councillor FN Hambuda, it was

RESOLVED

That Council Resolution 28/02/2021 be rescinded in its entirety and replaced to read as follows:

- 1 *That the deteriorating living conditions in the informal settlements of Windhoek and the need for consistency in handling humanitarian land and shelter requests, be noted.*

Delegation of authority to handle humanitarian land and shelter requests

- 2 *That, due to the urgent nature of requests, Council hereby delegate and empower Management Committee to make decisions relating to matters of humanitarian land and shelter (being the handling of urgent requests to access land in the informal settlement or low income areas for residential purposes on humanitarian grounds following an exposure to a hazard or an unfortunate event) on its behalf, in consultation with the Chairperson of Council, and report such decision to the next Council meeting.*
- 3 *That all submissions to Management Committee be made through the Acting Chief Executive Officer who shall from time to time as the need arise call for the convening of Management Committee meetings and table items for a decision by the Committee.*

- 4 That, in extremely urgent cases, the Acting Chief Executive Officer be fully empowered to attend to the situation, **in consultation with the Chairperson of Management Committee**, and in such cases, Management Committee be convened within two (2) working days to ratify or condone the decision.

Controlled entry to reception areas

- 5 That, in line with the Development and Upgrading Policy, no person shall erect a structure in the informal settlement (planning areas or declared reception areas) without prior permission of the City of Windhoek.
- 6 That households with genuine need for accommodation, living outside unplanned informal settlements (reception areas), be granted permission to enter informal settlements where space for residential purposes is still available and merit of such a request prove genuine need.
- 6.1 That households so allowed, be issued with Certificated of Recognition of Occupation.
- 7 That households wishing to erect an informal structure in the informal settlement (planning areas or declared in reception areas) register their intention with the Strategic Executive: Housing, Property Management and Human Settlement (Manager: Human Settlement) or its successor in function for permission.
- 8 That individuals registered on the City of Windhoek's Waiting List who are in urgent need of shelter be allowed to enter the informal settlement (planning areas or declared reception areas) per the procedure set out above and be issued with Certificates of Recognition of Occupation.
- 9 That the retrenched workers or any other person in a similar situation be allowed to enter the informal settlement (planning areas or declared reception areas) of Windhoek per the procedure set out above and be issued with Certificates of Recognition of Occupation.

Condonation

- 10 That the decision to relocate Mr Nehemia Shindinge (a flood victim) from the Nalitungwe Informal Settlement to Havana, be condoned and affirmed in the form of a Lease Agreement.
- 11 That the twenty seven (27) flood victims from the Nalitungwe Informal Settlement who were earmarked for relocation to Otjomuise, be allowed to relocate to higher ground within or outside their area and be issued with Certificates of Recognition of Occupation at the new site.
- 12 That Ms Garcia Beukes, a resident of Otjomuise and survivor of a suicide attempt, be allowed entry into any reception area where a Certificate of Recognition of Occupation will be issued.

- 13 *That the relocation of the family of Mr Joël Araëb (a pensioner) from a road reserve in Otjomuise following an eviction from what used to be their house to a site nearby which included pitching of two (2) tents, extension of a water line, electricity supply and supply of two (2) chemical toilets, be noted and condoned.*
- 14 *That the Acting Chief Executive Officer (Corporate Legal Adviser) scrutinise Mr Joël Araëb's situation and take legal steps where justifiable to do so.*
- 15 *That a Lease Agreement be entered into between the City of Windhoek and Mr Joël Araëb. [However, due to Mr Joël Araëb's advanced age, the Lease Agreement be entered into with the granddaughter, Ms Fistorine Garises.]*
- 16 *That where a household is evicted by Council in error, required action be undertaken to rectify the error and restore the household to the previous peaceful occupation of their dwelling.*
- 17 *That the resolution be implemented prior to confirmation of the minutes.*

RESOLUTION 38/02/2021

NB:

Information given on this form is strictly confidential

	CITY OF WINDHOEK Vision: To be a SMART and Caring City by 2022	Form No:
	Department of Housing, Property Management and Human Settlement Division of Human Settlement	

ASSESSMENT FORM:

Permission to settle in an informal settlement/reception area

INTRODUCTION

The Municipal Council of Windhoek per CR 38/02/2021 set out a procedure for handling humanitarian land and shelter requests. In keeping with the Development and Upgrading Policy (Council's Policy Position on the Formalisation and Upgrading of Informal Settlements) no person shall erect a structure in the informal settlement (planning areas or declared reception areas) without prior permission of the Municipality. Households with genuine need for accommodation (including those on the waiting list, retrenched etc), living outside unplanned informal settlements (reception areas), be granted permission to enter informal settlements where space for residential purposes is still available and merit of such a request prove genuine need. Households whose application are successful be issued with a 'Certificate of Recognition of Occupation'.

SECTION A: PARTICULARS OF APPLICANT

Applicant						
Name (First Name, Given Name & Surname):		ID Number:		Sex		Age
				M	F	
Marital Status:		Single	Married	Married common Law (Traditional/Partner)		
Employment:		Nature of Employment (Position):		Monthly Income		
Employed	Self-employed	Un-employed			N\$:	
Un-employed: Retrenched		Name of Employer:		Physical Address of Employer:		

Education Level:	None	Primary School	Secondary School	Tertiary Education					
Spouse to Applicant									
Name of Spouse:		ID Number:		<table border="1"> <tr> <td colspan="2">Sex</td> <td rowspan="2">Age</td> </tr> <tr> <td>M</td> <td>F</td> </tr> </table>	Sex		Age	M	F
Sex		Age							
M	F								
Employment:		Nature of Employment:		Monthly Income					
Employed	Self-employed	Un-employed		N\$:					
Education Level:	None	Primary School	Secondary School	Tertiary Education					

Other Household Members

Full Name	Age	Gender		Marital Status		
		M	F	Single	Married	Married Common Law
Total						

Contact Details: Household Head and Spouse	
Contact # HH Head	Contact # Spouse
Postal Address	

Household Summary Statistics	
Total # of other occupants:	Total at Primary School:
Total Males:	Total at Secondary School:
Total Females:	Total at Tertiary Institution:

Total Employed:		Note 1: Attach certified copy of ID of Head of Household and Spouse. Note 2: If employed, please provide copy of the latest payslip/police declaration
Total Self-Employed:		
Total Unemployed:		

SECTION C: HOUSING CONDITION AND MIGRATION

Current Accommodation:		Building Material (current):		Saving Scheme Member:																																			
Own	Rent	Corrugated Iron	Other	Yes	No																																		
Hosted by a family (w/out cost)		Brick & mortar	Specify																																				
If renting or hosted >>		Years lived in Windhoek		Name of Saving Scheme:																																			
Erf/Structure No.		_____ years																																					
Suburb/Area		Years at accommodation																																					
Account No		_____ years																																					
Name of owner																																							
Owner ID No																																							
Owner Contact No																																							
Monthly Rental	N\$																																						
In which Region did you live before moving to Windhoek?			Reasons for wanting to move into and Informal Settlement / Receptions																																				
<table border="1"> <tr><td>//Kharas</td><td></td></tr> <tr><td>Erongo</td><td></td></tr> <tr><td>Hardap</td><td></td></tr> <tr><td>Kavango East</td><td></td></tr> <tr><td>Kavango West</td><td></td></tr> <tr><td>Khomas</td><td></td></tr> <tr><td>Kunene</td><td></td></tr> <tr><td>Ohangwena</td><td></td></tr> <tr><td>Omaheke</td><td></td></tr> <tr><td>Omusati</td><td></td></tr> <tr><td>Oshana</td><td></td></tr> <tr><td>Oshikoto</td><td></td></tr> <tr><td>Otjozondjupa</td><td></td></tr> <tr><td>Zambezi</td><td></td></tr> <tr><td>SADC Countries</td><td></td></tr> <tr><td>Other African Countries</td><td></td></tr> <tr><td>Other Countries</td><td></td></tr> </table>			//Kharas		Erongo		Hardap		Kavango East		Kavango West		Khomas		Kunene		Ohangwena		Omaheke		Omusati		Oshana		Oshikoto		Otjozondjupa		Zambezi		SADC Countries		Other African Countries		Other Countries		Area in order of preference (choice should be limited to reception areas / unplanned informal settlements only)		
//Kharas																																							
Erongo																																							
Hardap																																							
Kavango East																																							
Kavango West																																							
Khomas																																							
Kunene																																							
Ohangwena																																							
Omaheke																																							
Omusati																																							
Oshana																																							
Oshikoto																																							
Otjozondjupa																																							
Zambezi																																							
SADC Countries																																							
Other African Countries																																							
Other Countries																																							
			Area 1:																																				
			Area 2:																																				
			Area 3:																																				

SECTION D: LAND AND HOUSING NEED

Do you have any other land or house in Windhoek?		If you have land or house, specify Erf number and suburb:		Did you ever apply for land or house to lease or buy at any of the following institutions? If Yes, Specify institutions and year.	
Yes	No	Erf No:		CoW	Year
		Suburb		NHE	Year
				Private	Year
				NGO/CBO	Year
				None	
Are you Registered on CoW Waiting List?		If Registered on Waiting List, indicated year, month and attach proof of registration?			
Yes	No	Year	Month		

SECTION E: SERVICES AVAILABLE AT CURRENT ACCOMMODATION

Which services are available to the household?	Water	Communal water tap: own access card	
		Communal water tap: neighbour's access card	
		Communal water tap: meter	
		No water tap – buy or walk a long distance	
		Other, specify:	
	Sanitation	Communal waterborne toilet	
		Communal dry toilet	
		Private VIP	
		No toilet - use Bush	
		Other, specify:	
	Electricity	Direct connection to the house	
		Indirect connection from neighbour	
		No electricity	
		Other, specify:	
	Refuse	Collected by CoW once a week	
		Collected by CoW less often	
		Use communal skip container	
		Throw it away	
		Other Methods: Specify	
Source of Energy	Cooking		
	Heating		
	Lighting		

SECTION F: AFFORDABILITY AND SOCIAL SERVICES

From your total monthly income how much money can you spend every month on:	Services	N\$	TOTAL: N\$
	Land	N\$	
	House	N\$	
What Social Services do you need?	Bus/Taxi		Crimes of concern: 1. 2. 3.
	Kindergarten		
	Primary School		
	Secondary School		
	Market		
	Police Station		
	Community Centre		
	Clinic		
	Other, Specify below:		

OFFICE USE ONLY

ASSESSMENT OUTCOME

Recommended for consideration		Not Recommended for consideration	
Site Coordinates		Comments:	
Latitude	Longitude		
Area Name			
	Date		
	/ /		
Settlement Development Officer	DD MM YYYY		
_____ Supported / Not Supported		Affix Divisional date stamp here	
Section Head:			
Settlement Development			
Date:			
_____ Approved / Not Approved			

Manager: Human Settlement

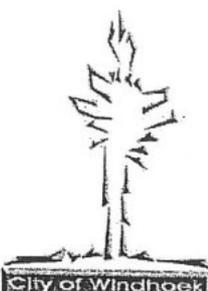
OFFICE USE ONLY [CONT]

NOTIFICATIONS

	Date DD - MM - YYYY	Method of communication
To the Client		
To the City Police (approvals only)		
To Property Management		
To Disaster Risk Management		

Key (method of communication):

- L = Letter
- LS = List
- E = Email

	CITY OF WINDHOEK Vision: To be a SMART and Caring City by 2022	Form No:
	Department of Housing, Property Management and Human Settlement Division of Human Settlement	

ASSESSMENT FORM:

Permission to settle in an informal settlement/reception area

INTRODUCTION

The Municipal Council of Windhoek per CR 38/02/2021 set out a procedure for handling humanitarian land and shelter requests. In keeping with the Development and Upgrading Policy (Council's Policy Position on the Formalisation and Upgrading of Informal Settlements) no person shall erect a structure in the informal settlement (planning areas or declared reception areas) without prior permission of the Municipality. Households with genuine need for accommodation (including those on the waiting list, retrenched etc), living outside unplanned informal settlements (reception areas), be granted permission to enter informal settlements where space for residential purposes is still available and merit of such a request prove genuine need. Households whose application are successful be issued with a 'Certificate of Recognition of Occupation'.

SECTION A: PARTICULARS OF APPLICANT

Applicant						
Name (First Name, Given Name & Surname):		ID Number:		Sex		Age
				M	F	
Marital Status:		Single	Married	Married common Law (Traditional/Partner)		
Employment:		Nature of Employment: (Position)			Monthly Income	
Employed	Self-employed	Un-employed				N\$:
Un-employed: Retrenched		Name of Employer:			Physical Address of Employer	
Education Level:		None	Primary School	Secondary School	Tertiary Education	

Total Employed:		Note 1: Attach certified copy of ID of Head of Household and Spouse. Note 2: If employed, please provide copy of the latest payslip/police declaration
Total Self-Employed:		
Total Unemployed:		

SECTION C: HOUSING CONDITION AND MIGRATION

Current Accommodation		Building Material (current):		Saving Scheme Member:	
Own	Rent	Corrugated Iron	Other	Yes	No
Hosted by a family (w/out cost)		Brick & mortar	Specify		
If renting or hosted >>		Years lived in Windhoek		Name of Saving Scheme:	
Erf/Structure No.					
Suburb/Area		_____ years			
Account No		Years at accommodation			
Name of owner					
Owner ID No		_____ years			
Owner Contact No.					
Monthly Rental	N\$				
In which Region did you live before moving to Windhoek?			Reasons for wanting to move into and Informal Settlement / Receptions		
//Kharas					
Erongo					
Hardap					
Kavango East					
Kavango West					
Khomas					
Kunene					
Ohangwena					
Omaheke					
Omusati					
Oshana					
Oshikoto					
Otjozondjupa					
Zambezi					
SADC Countries					
Other African Countries					
Other Countries					
			Area in order of preference (choice should be limited to reception areas / unplanned informal settlements only)		
			Area 1:		
			Area 2:		
			Area 3:		

SECTION D: LAND AND HOUSING NEED

Do you have any other land or house in Windhoek?		If you have land or house, specify Erf number and suburb:		Did you ever apply for land or house to lease or buy at any of the following institutions? If Yes, Specify institutions and year.			
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Erf No.	<input type="text"/>		
				CoW	Year <input type="text"/>		
				Suburb	<input type="text"/>	NHE	Year <input type="text"/>
						Private	Year <input type="text"/>
						NGO/CBO	Year <input type="text"/>
				None	<input type="text"/>		
Are you Registered on CoW Waiting List?		If Registered on Waiting List, indicated year, month and attach proof of registration?					
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Year	Month <input type="text"/>		

SECTION E: SERVICES AVAILABLE AT CURRENT ACCOMMODATION

Which services are available to the household?	Water	Communal water tap: own access card	<input type="checkbox"/>
		Communal water tap: neighbour's access card	<input type="checkbox"/>
		Communal water tap: meter	<input type="checkbox"/>
		No water tap – buy or walk a long distance	<input type="checkbox"/>
		Other, specify:	<input type="text"/>
	Sanitation	Communal waterborne toilet	<input type="checkbox"/>
		Communal dry toilet	<input type="checkbox"/>
		Private VIP	<input type="checkbox"/>
		No toilet - use Bush	<input type="checkbox"/>
		Other, specify:	<input type="text"/>
	Electricity	Direct connection to the house	<input type="checkbox"/>
		Indirect connection from neighbour	<input type="checkbox"/>
		No electricity	<input type="checkbox"/>
		Other, specify:	<input type="text"/>
	Refuse	Collected by CoW once a week	<input type="checkbox"/>
		Collected by CoW less often	<input type="checkbox"/>
		Use communal skip container	<input type="checkbox"/>
		Throw it away	<input type="checkbox"/>
		Other Methods: Specify	<input type="text"/>

Source of Energy	Cooking	
	Heating	
	Lighting	

SECTION F: AFFORDABILITY AND SOCIAL SERVICES

From your total monthly income how much money can you spend every month on:	Services	N\$	TOTAL:
	Land	N\$	
	House	N\$	
What Social Services do you need?	Bus/Taxi		Crimes of concern: 1. 2. 3.
	Kindergarten		
	Primary School		
	Secondary School		
	Market		
	Police Station		
	Community Centre		
	Clinic		
	Other, Specify below:		

THE FOLLOWING DOCUMENTS SHOULD ACCOMPANY THE APPLICATION, NO APPLICATION WILL BE PROCESSED WITHOUT:

1. Certified copies of the National Identity Document (ID) or Marriage Certificate or Passport.
2. If registered on the waiting list – letter confirming registration
3. Duly completed affidavit certified by a Commissioner of Oaths.

AFFIDAVIT

I the undersigned:

ID Number:

Do hereby under oath and say, that:

- a) I do not own any immovable property or informal structure for residential purpose in Windhoek.
- b) Any interdict recorded in a Deeds Office or in the Land Rights Office regarding the sequestration of a person with the same or a similar name to mine does not refer to me.

SIGNATURE

I certify that the Deponent has acknowledged that he/she knows and understands the contents of this Declaration/Affidavit, which was signed and affirmed/sworn to before me at.....
 on this..... Day of.....20____, and that the provisions of Regulations contained
 in Government Notice R1258 of the 21st July 1972 (as amended) has been complied.

COMMISSIONER OF AOTHS

Full names:

Capacity:

Address:

OFFICE USE ONLY

ASSESSMENT OUTCOME

Site Coordinates (compulsory)		Comments:
Latitude	Longitude	
Area Name		
_____ Supported / Not Supported		
Section Head: Settlement Development Date:		
_____ Supported / Not Supported		Affix Divisional date stamp here
Section Planner: Settlement Planning Date:		
_____ Approved / Not Approved		
Manager: Human Settlement		

OFFICE USE ONLY [CONT]

NOTIFICATIONS

	Date DD - MM - YYYY	Method of communication
To the Client		
To the City Police (approvals only)		
To Property Management		
To Disaster Risk Management		

Key (method of communication):
 L = Letter
 LS = List
 E = Email

[Municipal Council Minutes: 2019-03-28]

9.3.8

**SOP.1 [HPH] PROPOSAL FOR
AFFORDABLE HOUSING
(3/3/11)**

On proposal by Councillor Ms AK Ashilelo, it was

RESOLVED

- 1 That it be noted that an Expression of Interest (EoI) was invited for servicing and/or construction of low cost housing which closed on 25 April 2017 to gauge the interest of industry for servicing of land and construction of low cost housing.
- 2 That it be noted that all the fifty seven (57) proponents as per the list, attached as pages 452 - 461 to the agenda, for the Expression of Interest (EoI), will be invited to submit a response to a Request for Proposals (RFP) based on a detailed scope of works for construction of low cost housing and/or servicing of land.
- 3 That the following approved three (3) Contractors be included as part of the fifty seven (57) Contractors to be invited to submit a response to a Request for Proposal (RFP) based on a detailed scope of works for construction of low cost housing and/or servicing of land in line with the Procurement Act.
 - 3.1 Ino Investment (Pty) Ltd;
 - 3.2 The Wall Group; and
 - 3.3 Eco Beam Construction Namibia CC.
- 4 That the implementation of the Affordable Housing Programme be approved as contained in the submission under 'Proposal' which include the following:
 - 4.1 Definition of affordable housing;
 - 4.2 Erven for affordable housing; and
 - 4.3 Proposed methodology for provision of affordable housing.
- 5 That it be approved that the affordable housing include both conventional and alternative building methods and materials.

6 That the definition and categorisation of affordable housing beneficiaries be approved as follows:

6.1 Ultra-ultra-low cost

Are those that can afford the repayment of a property (erf excluded) of less than N\$100 000.00 over a period of twenty (20) years translating to a payment of N\$1 100.00 monthly. These are people who earn N\$3 000.00 monthly and below and are currently catered for under the Build Together Housing Scheme. The target group for this category are domestic workers, vendors, construction workers, security guards and similar. They constitute 63 % of the City's waiting list.

6.2 Ultra-low cost

Are those that can afford the repayment of a property (erf excluded) between N\$101 000.00 and N\$250 000.00 over twenty (20) years, translating to a repayment of N\$1 100.00 to N\$2 500.00 monthly. These are people who earn between N\$3 000.00 to N\$5 000.00 and are currently catered for under the Windhoek Housing Scheme. The target group for this category are labourers (Cleaners, Gardeners, Artisans, municipal employees - Grading A2) in the Government and private sector and similar. They constitute 20 % of the City's waiting list.

6.3 Low cost

Are those that can afford the repayment of a property (erf excluded) worth above N\$251 000.00 but below N\$600 000.00 over twenty (20) years, translating to a repayment of N\$2 650.00 to N\$6 100.00 monthly. These are people who earn between N\$5 000.00 to N\$15 000.00. The target group for this category are nurses, teachers, police officers, army officers, bank clerks, municipal employees (A3 and B-Band), the Government employees and similar. They constitute 17 % of the City's waiting list.

7 That the target group for the Affordable Housing Programme be noted and approved as comprising of the following category of residents:

7.1 Those wanting shelter but not necessarily wanting to own a house or erf in Windhoek - the option of renting should be made available;

7.2 Those wanting shelter but not being able to currently afford an erf or house although they want to own a house in Windhoek in future - the option of renting with the option to buy should be made available;

7.3 Those who have bought an erf and have paid it off in installments over the years, but due to lack of affordability have built a shack on it - the option to build a permanent structure should be made available;

7.4 Those who cannot afford to obtain credit from the bank but can pay off installments if provided housing - an installment method for repayment should be made available (Build Together or Windhoek Housing Scheme or similar);

- 7.5 Those who have an opportunity to buy a house through a Scheme provided by their employer; and
- 7.6 Those who can afford to obtain credit from the bank to build a house.
- 8 That the subsidisation of erven be approved as follows:
- 8.1 50 % subsidisation on erf upset price for ultra-ultra-low cost; and
- 8.2 25 % subsidisation on erf upset price for ultra-low cost.
- 9 That it be approved that the Affordable Housing Programme will only apply to First Time Buyers as defined in the Local Authorities Act, 1992 (Act 23 of 1992) (as amended) in accordance with a criteria to be approved by Council as part of the Affordable Housing Policy.
- 10 That Council Resolutions 408/11/2014 and 411/11/2014, , attached as pages 472 - 474 and 475 - 476 respectively to the agenda, be rescinded to allow for a re-design of the identified erven in Okuryangava Extension 3.
- 11 That the following identified erven in the informal settlement areas be approved not to be sold but to be reserved for the Affordable Housing Programme and only those erven that cannot be utilised should thereafter be released for sale:

No.	Erf	Size (m ²)	Zoning	Area	Density	City of Windhoek funded	Estimated number of houses/ erven
1	19	39 366	General residential	Onyika	1:150 m ²	✓	162
2	2330	2 598	General residential	Onyika	1:150 m ²	✓	
3	1740	19 214	Undetermined	Freedom Land B	1:150 m ²	✓	93
4	1745	2 710	Undetermined	Freedom Land B	1:150 m ²	✓	
5	1746	3 005	Undetermined	Freedom Land B	1:150 m ²	✓	
6	Farm No. 999 Extension 2	93 000	Undetermined	Havana (Farm No. 508)	1:300 m ²	✓	325

- 12 That it be approved that in future all available serviced single and general residential erven belonging to Council and within the jurisdiction of the City of Windhoek not be sold before being considered for the Affordable Housing Programme implementation.
- 13 That the Strategic Executive: Housing, Property Management and Human Settlement be mandated to continually identify available serviced erven within the City boundaries for the implementation of the Affordable Housing Programme.

- 14 That Council note that the following areas have been identified for further implementation of the Affordable Housing Programme:

No.	Name of the settlement
1	Kilimandjaro
2	Babilon
3	Okahandja Park
4	Ongulumbashe
5	One Nation No. 1
6	Samuel Maharero
7	Okandundu
8	Omuthiya
9	Onghuwoyepongo
10	Okatunda
11	Omuramba
12	Tweetheni and Ehangano
13	One Nation No. 2
14	Ebandulo
15	Ondelitotela
16	Jonas Haiduwa
17	Kapuka Nauyala
18	Betesta
19	Habitat
20	Oohambo Dha Nehale
21	Havana

No.	Name of the settlement
22	Onhele Ya Fewa
23	Step by Step
24	Limbandungila
25	Jambidhidha
26	Twahangana
27	Greenwell D
28	Greenwell C
29	People Force
30	Ounongo Uoje Ngaurujame A
31	Kahumba Kandola
32	Ngatukondje
33	Goreangab West
34	Barcelona
35	Ikemeleng
36	Ehirorujano
37	Dantango
38	Longa Shoye
39	Khaithani
40	New Mintu Group
41	Mix Farm
42	Farm Groot Aub

- 15 That the Strategic Executive: Housing, Property Management and Human Settlement be mandated to invite residents in the informal settlement areas who have paid up and have legal ownership of their single residential erven within the serviced areas to register with the City of Windhoek for consideration to participate in the Affordable Housing Programme.
- 16 That the concept of pre-allocation of erven in the informal settlement areas, be approved for piloting as part of the Affordable Housing Programme.
- 17 That the Strategic Executive: Urban and Transport Planning be mandated to carry out all planning processes required to ensure that statutory approvals are obtained expeditiously for all erven identified for the Affordable Housing Programme in order to allow the commencement of construction of affordable housing.
- 18 That it be approved that the servicing of the erven (internal reticulation) and construction of housing on the erven identified for the Affordable Housing Programme be allowed to continue while the planning and statutory processes are ongoing in order to avoid delays.
- 19 That approval be granted to commit the amount of N\$144.9 million towards the implementation of the Affordable Housing Programme for the subsequent years of 2019/2020 and 2020/2021 to be disbursed as follows:

Financial Year	Amount (N\$)
2018/2019 Financial Year (approved by Council)	8.0 million
2019/2020 Financial Year (to be approved 2019)	78.1 million

Financial Year	Amount (N\$)
2020/2021 Financial Year (to be approved 2020)	58.8 million

- 20 That the approval of the respective housing design be delegated to the Office of the Chief Executive Officer.
- 21 That the payment for houses built through the Affordable Housing Programme through cash payments, the installment method or Bank Guarantees, be approved as follows:
- 21.1 That the ultra-low cost category of beneficiaries be part of the Windhoek Housing Scheme and be paid through an installment method.
- 21.2 That the ultra-ultra-low cost category of beneficiaries be part of the Build Together Scheme and be paid through an installment method;
- 21.3 That the low cost category of beneficiaries be paid through the Bank Guarantee method.
- 22 That the Acting Strategic Executive: Finance and Customer Service be mandated to establish a Housing Revolving Fund where 80 % of all the housing sales' income be deposited for funding the provision of affordable housing.
- 23 That the Acting Strategic Executive: Finance and Customer Service be mandated to establish a Land Delivery Revolving Fund where 40 % of all the land sales' income be deposited for funding the provision of serviced land.
- 24 That the Chief Executive Officer (Corporate Legal Adviser) be mandated to develop a legal framework for the establishment of the Housing and Land Delivery Revolving Funds.
- 25 That the Affordable Housing Programme be approved for the construction of housing for the low, ultra-low and ultra-ultra-low cost segment of Windhoek residents for implementation under the existing Windhoek Housing Scheme.
- 26 That a negotiating team headed by the Chief Executive Officer be established to engage the Central Government, Financiers and donor agencies in securing funding for the implementation of Affordable Housing Programme.
- 27 That the Strategic Executive: Housing, Property Management and Human Settlements be mandated to establish an Affordable Housing Project Team to enable the successful implementation of the Affordable Housing Programme.
- 27.1 That the Strategic Executive: Housing, Property Management and Human Settlements be mandated also to approach the private sector who are willing to provide housing for their employees in line with the affordable housing model to partner in this venture and make a submission to Management Committee/Council in this regard.

- 28 That the secondment of the following staff members be approved on a 30 % basis to be part of the Affordable Housing Programme Team to enable the successful implementation of the Affordable Housing Programme and that the Office of the Chief Executive Officer be mandated to appoint the following staff members to serve on this Team:
- 28.1 Town Planner: Sustainable Development;
 - 28.2 Town Planner: Human Settlements;
 - 28.3 Architectural Technologist;
 - 28.4 Quantity Surveyor;
 - 28.5 Building Inspector;
 - 28.6 Engineer (Water, Electricity and Roads) - Quality Monitoring Officials;
 - 28.7 Section Head: Property Management;
 - 28.8 Senior Accountant: Finance; and
 - 28.9 Section Head: Settlement Development (Community Liaison).
- 29 That the Strategic Executive: Housing, Property Management and Human Settlement submit for Council approval, benchmark visits both locally and internationally where affordable housing models has been successfully implemented, in order for lessons to be derived from those case studies. [Note should be taken that a benchmark visit to Otjiwarongo already took place].
- 30 That the Strategic Executive: Housing, Property Management and Human Settlement be mandated to draft a Policy on Affordable Housing for approval by Council.
- 31 That Ministerial approval be sought for the implementation of the Affordable Housing Programme under the Windhoek Housing Scheme.
- 32 That after Council approval, before implementation, the Strategic Executive: Housing, Property Management and Human Settlement, in consultation with the Chief Executive Officer (Manager: External Relations and Networking), consult with the Regional Councillors.
- 33 That the Strategic Executive: Housing, Property Management and Human Settlements submit a report to Management Committee on the progress made with the implementation of this matter, after six (6) months, for information.
- 33.1 That the Strategic Executive: Housing, Property Management and Human Settlements also submit a report to Management Committee on the benchmarking exercise undertaken to Otjiwarongo in September 2018, for information.

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

Financial implications

Funds required

N\$144.9 million towards the implementation of the Affordable Housing Programme, to be distributed as follows:

Financial Year	Amount (N\$)
2018/2019 Financial Year (approved by Council)	8.0 million
2019/2020 Financial Year (to be approved 2019)	78.1 million
2020/2021 Financial Year (to be approved 2020)	58.8 million

RESOLUTION 53/03/2019

[Municipal Council Minutes: 2020-06-25]

9.9.3

**SOP.1 [HPH] INFORMAL SETTLEMENT
UPGRADING PROJECT: CONSTRUCTION
OF AFFORDABLE HOUSING – JOINT
MINISTERIAL INITIATIVE
(3/3/11)**

On proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That the implementation of the Informal Settlement Upgrading Project through the Joint Ministerial initiative, be noted.
- 2 That the following Informal Settlement Upgrading Project stake holders, be noted:
 - 2.1 Ministry of Urban and Rural Development;
 - 2.2 Khomas Regional Council (KRC);
 - 2.3 City of Windhoek; and
 - 2.4 National Housing Enterprise (NHE).
- 3 That the implementation of the following proposed typologies, be approved:
 - 3.1 Basic shelter: 22 m²;
 - 3.2 Core-1 (one (1) bedroom): 32 m²; and
 - 3.3 Core-2 (two (2) bedroom): 45 m².
- 4 That the cost for the following three (3) typologies, be approved:
 - 4.1 Basic shelter: 22 m² (N\$91 464.00);
 - 4.2 Core-1 (one (1) bedroom): 32 m² (N\$103 682.00); and
 - 4.3 Core-2 (two (2) bedroom): 45 m² (N\$166 906.00).
- 5 That the following identified sites be approved for the implementation of the Informal Settlement Upgrading Project:

No.	Project site	Constituency	Houses that can be built	Site status
1	Havana Proper	Moses Garoëb	268	Individual municipal services available.
2	Havana Extension 1	Moses Garoëb	1 124	Communal services to be replaced by individual plot connections.

No.	Project site	Constituency	Houses that can be built	Site status
3	Onyika Number 2	Tobias Hainyeko	163	All sites have individual access to municipal services. Roads and stormwater system not constructed.
4	Goreangab Extension 4	Samora Machel	52	Section 1 currently 80 % completed. Part of Massive Urban Land Servicing Project funded by the Ministry of Urban and Rural Development.
5	Greenwell Matongo D	Samora Machel	246	All sites have individual access to municipal services. Roads and stormwater system not constructed.
6	Otjomuise Extension 8 and Extension 9	Khomasdal	18	Areas where informal settlement areas have escalated identified as Otjomuise Extensions 8 and 9. All identified beneficiaries has individual land titles.
7	Freedom Land A and B	John Pandeni	120	All sites have individual access to municipal services. Roads and stormwater system not constructed.
Houses that can be built on all the project sites			1 991	

- 6 That the financing of the proposed houses, be approved based on the following, as approved by the Minister:
- 6.1 The annual interest rate is fixed at 5 % for all income categories for the duration of twenty five (25) years;
- 6.2 The mortgage or repayment period to be twenty five (25) years; and
- 6.3 The cost of the land to be subsidised and capped at a maximum of N\$3 057.00 per house or N\$10.19 per 300 m² for the Pilot Project.
- 7 That the monthly repayment model for the three (3) typologies, be approved as follows:

Affordable housing repayment model (twenty five (25) years financing period)			Repayment period (installment including interest and insurance)		
Typology	House cost (material and labour) (N\$)	Subsidised service land cost (N\$)	Total loan amount (N\$)	Insurance (N\$)	Twenty five (25) years (N\$)
Basic shelter (22 m ²)	88 407.00	3 057.00	91 464.00	135.00	670.00
Modular one (1) bedroom (35 m ²)	100 626.00	3 057.00	103 682.00	153.00	760.00
Modular two (2) bedroom (45 m ²)	163 850.00	3 057.00	166 906.00	247.00	1 223.00

- 8 That it be approved that all subsidies from the Government for the Informal Settlement Upgrading Project, be deposited in the Housing and Land Delivery Revolving Funds.
- 9 That it be approved that all loan repayments for the housing units under this Pilot Project, be deposited in the Housing and Land Delivery Revolving Funds.

- 10 That the secondments for the following departments, be approved and implemented for the Informal Settlement Upgrading Project:
- 10.1 Department of Urban and Transport Planning (Town Planner: Sustainable Development);
- 10.2 Department of Housing, Property Management and Human Settlement (Community Liaison and Town Planner: Human Settlements);
- 10.3 Department of Infrastructure, Water and Technical Services (Artisans and Architectural Technologist: Build Environment);
- 10.4 Department of Electricity (System Protection);
- 10.5 Department of Urban and Transport Planning (Building Inspector: Building Control);
- 10.6 Department of Infrastructure, Water and Technical Services (Engineers: Water and Roads);
- 10.7 Department of Housing, Property Management and Human Settlement (Officers: Property Management); and
- 10.8 Department of Finance and Customer Services (Senior Accountant).
- 11 That the re-deployment of the following critical positions, be approved, to enable the successful implementation of the Informal Settlement Upgrading Project:
- 11.1 **External filling: Quantity Surveyor**
- Built Environment Division - who will be directly responsible to assist with the construction cost calculations, for the thousands of houses that are to be constructed by the City as part of the affordable housing project.
- 11.2 **Internal lateral transfer**
- 11.2.1 **Engineer: Land Delivery**
- There is sufficient capacity within the organisation to fill this position. The position is required to ensure that serviced sites are serviced and are available for the construction of houses
- 11.2.2 **Engineering Technician: Housing**
- There is sufficient capacity within the organisation to fill this position. The position is required to ensure quality assurance monitoring is adhered to for all houses to be constructed and assisting the Engineer: Housing during construction planning.
- 12 That the approval by the Ministry of Urban and Rural Development for the utilisation of the funds under the Build Together Housing Account towards the Informal Settlement Upgrading Project, be noted.

- 13 That the transfer of N\$17 000.000.00 from the Build Together Housing Account to the Housing Revolving Fund, be approved for the following two (2) phases:
- 13.1.1 Phase 1: N\$10 000 000.00 for the 2020/2021 Financial Year; and
- 13.1.2 Phase 2: N\$7 000 000.00 for the 2020/2022 Financial Year.
- 14 That an annual financial contribution of N\$20 000 000.00, be approved for the construction of affordable houses under the Affordable Housing Programme, subject to availability of funds realised from land sales.
- 15 That the Chief Executive Officer be mandated to enter into the following Memorandums of Understanding (MoUs):
- 15.1 With the National Housing Enterprise (NHE) for the availing of sites for the construction of houses; and
- 15.2 With the Ministry of Urban and Rural Development, Khomas Regional Council (KRC) and the National Housing Enterprise (NHE) for the implementation of the Informal Settlement Upgrading Project.
- 16 That the Councillors Advisory Committee on Affordable Housing and Land Delivery enforce strict supervision on the internal processes when the project commence.
- 17 That the resolution be implemented prior to confirmation of the minutes.

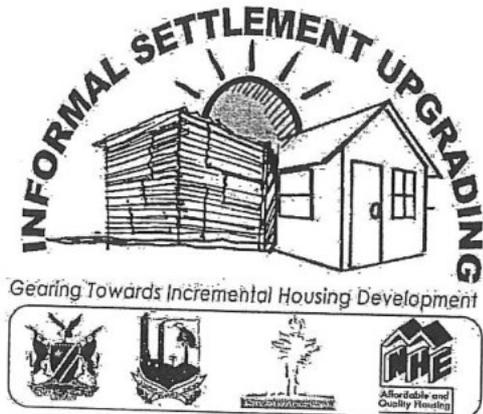
Financial implications

Funds required

2020/2021 Financial Year	N\$17 million (Build Together Housing Account)
2021/2022 Financial Year	N\$20 million
2022/2023 Financial Year	N\$20 million

RESOLUTION 203/06/2020

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MONTHLY PROGRESS REPORT

PROJECT NAME

REPORT DATE

INFORMAL SETTLEMENT UPGRADING PILOT PROJECT (ISUPP)

31 May 2021

PROJECT MANAGERS

CITY OF WINDHOEK (COW) & NATIONAL HOUSING ENTERPRISE (NHE)

PROJECT SUMMARY

This report provides the progress to date for the construction of 1200 incremental housing units over the period of two years by the COW & NHE as the two implementing agencies of the ISUPP. The project summary focusses on Phase 1 for the construction of Six Hundred (600) incremental housing units as per the project milestones below.

PROGRESS PHASE 1 (300 HOUSES)	02 July 2020 – 30 June 2021
Groundbreaking	02 July 2020
Site Handover date	07 August 2020
Construction Commencement date	13 August 2020
Original project duration	322 days
Original project completion date	30 June 2021
No. of days lapsed Project duration	292 days (90%)
No. of days remaining up to completion date	30 days (10%)
Construction Progress	32%
Delays	150 days
Anticipated Completion date	30 November 2021
Budget Spent to Date	32%

1. PROJECT OVERVIEW

A. REGISTRATION AND BUILDING PLANS

ACTIVITY	DETAILS	TARGETS	ACTUAL	STATUS (%)	Comments
Registration	Phase 1	600	674	113	Sufficient number of beneficiaries have been registered for Phase 1. However there have been 43 cancellations to date that have an impact on available beneficiaries. Coupled to the above 132 sites cannot be attended too now, due to status of being split properties and town planning and FLTS Statutory Processes that are incomplete.
Affordability Assessment	Phase 1	600	640	107	
Signed Deed of Sales	Phase 1	600	315	53	Activity behind schedule. Weekly output revised with a schedule drafted to Fasttrack activity. A total of Thirty (30) deed of sales to be completed weekly to reach target in 12 weeks by 31 August 2021.
Submission and Approval of Building plans	Submitted		292	49	Activity behind schedule. Weekly output revised with a schedule drafted to Fasttrack activity. A total of Thirty (30) Building Plans to be completed weekly and approved to reach target in 12 weeks by 31 August 2021, barring all Statutory Processes of Town Planning and FLTS are completed.
	Approved		248		
	In Circulation		21		
	Corrections	Postcards	19		
		Amendments (Core Change)	4		
Amendments (Stairs, Sewer) on approved plans		4			

B. TPOLOGIES SELECTED BY BENEFICIARIES

TPOLOGY	NUMBER OF UNITS(292)	% SELECTED
Basic Shelter 22m ²	12	4 %
Core 1 Bedroom 35m ²	51	17 %
Core 2 Bedroom 45m ²	174	60 %
Core 1 Bedroom (Semi-Detached) 35m ²	17	6 %
Core 2 Bedroom (Semi-Detached) 45m ²	38	13 %

C. TPOLOGIES IMPLEMENTED DURING CONSTRUCTION

TYOLOGY	NUMBER OF UNITS (248)	% IMPLEMENTED
Basic Shelter 22m ²	3	1 %
Core 1 Bedroom 35m ²	37	15 %
Core 2 Bedroom 45m ²	170	69 %
Core 1 Bedroom (Semi-Detached) 35m ²	11	4 %
Core 2 Bedroom (Semi-Detached) 45m ²	27	11 %

D. CONSTRUCTION STATUS SUMMARY (PHASE 1 -600 HOUSES)

ACTIVITY	STATUS	Comments
Total sites handed over	248	Activity is behind schedule due to the delay in completion and submission of building plans due to incomplete Statutory Processes
Total Houses Completed	194	
Houses under construction		
90% Level	15	
70% Level	10	
50% Level	15	54
Below 50% Level	14	

E. PROJECT CHALLENGES

CHALLENGE	ITEM	DRIVER	DESCRIPTION	ACTION TAKEN
Draughting of Building Plans	Completion of Plans	Architectural Services	The timeous completion of building plans has been delayed due to incomplete Statutory Processes.	Human Settlement Planning Division have been consulted to write a submission to Council and MURD to fast-track this process
	Changes of typologies		Beneficiaries frequently change their typologies during plan approval, and this caused several resubmissions	Beneficiaries were requested to sign on their submitted plan and a declaration in their deed of sale to indicate acceptance of the typologies to ensure commitment
	Cancellations		Several cancellations by beneficiaries of approved plans due to financial impacts or they are no longer interested in project	Beneficiaries were encouraged to reapply once financial status has improved
	Incomplete Statutory	Human Settlement Planning	Project Sites identified in Onyika, Havana and Freedom-land (132) are not	These sites were requested to be loaded informally

	Approved Layouts		registered on the COW municipal system, which delayed draughting and submission of plans due to their inactive status	while the statutory process is fast-tracked. Goreangab Ext 4 (52 single res and 2 Gen Res) (Section1), has been earmarked as a Greenfields area to commence with construction to de-densify other project areas and improve progress.
Deed of Sales	Typologies Flexible Land Tenure	Housing Schemes/ Business Development	Beneficiaries are reluctant to commit to typologies that they qualify for based on the affordability and refused to sign Deed of Sales unless their typology selected at registration is accommodated. This delays the conclusion of deed of sales. Several Deed of Sales could not be concluded with beneficiaries of Onyika due to these sites earmarked for the Flexible Land Tenure System. Most Beneficiaries opted to buy the land instead of this project. Number of qualified beneficiaries decreased	Beneficiaries were re-evaluated on affordability with co-applicants to accommodate the typologies they requested during registration. Beneficiaries were engaged again to clarify the benefits of participation in this project to secure tenure as well and own a house.
Construction	Construction of Houses Relocation of informal structures/ Services	Project Team	The limited size of sites in block erven is affecting the Construction of the houses due to the density of shacks on the erf and delays experienced due to moving of shacks Construction of houses are delayed due to obstructions such as telephone poles. Electrical Cable extensions from Main Line to shack and Sewer diversions. No Service Connections No Water/Electrical Meters or water meter account is in two names.	Semi-Detached typology was introduced however has a budget implication and cannot be sustained without additional funds being approved. Planning on the side of the Contractor to request for Electrical Department to get Unit Rate subcontractors in advance. Site Team to identify possible site obstacles in advance. These missing service connections invokes additional costs for internal servicing. Contractors to apply for a water and prepaid meters at the start of construction & update account status at COW

2. PROPOSAL TO CONSTRUCT CORE 2- AND 3-BEDROOM HOUSES IN GOREANGAB EXT 4 TO IMPLEMENT PHASE 2

The Mass Urban Land Servicing Project (MULSP) as approved by Government in Goreangab Extension 4 commenced on 30 March 2016 with an initial completion date of 31 July 2017. Goreangab Extension 4 has been identified for expedited implementation of national initiatives geared towards alleviating the high demand for serviced urban land and housing.

Upon completion the MULSP, will yield **273 Single Residential, 8 General Residential, 1 Institutional, 5 Business, 2 Municipal and 1 Public Open space for a combined total of 290 Erven with an extent of 1 733 339 m².**

The project has experienced numerous challenges during its commencement to the current execution stages, attributable to various factors and parties to the project. Due to the various delays of the project, the project was split into two sections, namely Section 1 and Section 2, to enable a phased handover of completed works.

Section 1 has an anticipated completion date of 26 July 2021 and Section 2 17 December 2021 respectively.

Upon completion of Section 1 works, it will yield a total of 52 Single Residential and 2 General Residential Erven.

These erven were identified during the inception stage of the ISUPP as a project area for implementation. As this is a Greenfield site, implementation, and construction of houses for Phase 2, can commence upon handover of the serviced erven. Due to the various challenges experienced with Statutory processes on other Brownfield Project Areas, this project area would be ideal to identify beneficiaries in the informal settlements who do not have formal ownership of erven.

It would also assist in the project mandate to de-densify Informal Settlements and provide tenure to residents in the informal settlements. The target beneficiaries for this project area are Teachers, Nurses, Men and Women in Uniform and other Government Employees, who reside in the informal settlements who have lease agreements with City of Windhoek.

These target beneficiaries, will enable the activation of their housing subsidy as Government Employees and allow possible sales of these houses to enable the housing revolving fund to be supplemented with funds quicker, versus loan repayments, which will replenish the funds at a slower rate due to the protracted loan period. In addition, it would enable that more houses could be constructed from the potential sales of these houses.

It is therefore proposed that a typology mix of Core 2- and 3-Bedroom houses are constructed which have complete finishes, to make it more attractive for sales. The cost of these housing units would be a bit higher but still affordable.

It is further proposed to subsidize the cost of fully serviced land by 65%, to enable affordability and the total property cost will include a subsidized land cost and the cost of an applicable type of the proposed house typology.

The identification and marketing process of these beneficiaries will commence upon approval of this proposal.

A formal submission will be drafted highlighting the subsidized cost model of these houses to the line ministry upon approval by the Project Steering Committee.

3. FINANCIAL OVERVIEW

3.1 FUNDS ALLOCATED

The table below highlights the project expenditure to date in relation to the funds disbursed by the stakeholders of the project under Phase 1 for the construction of 600 houses.

Informal Settlement Upgrading Pilot Project (ISUPP)						
Stakeholder	Total Funds budgeted for 300 Houses (Phase 1)	Total Funds Transferred to date	Remaining funds still to be transferred	Amount Spent to Date	% Spent vs Total Funds Transferred	Comments
MURD	81,550,000.00	81,550,000.00	-	27,115,025.00	32%	The Funds spent to date is in line with the construction progress to date. The percentile spent to date is quite low in relation to the allocated funds due to the insufficient availability of building plans required for construction
KRC	3,500,000.00	3,500,000.00	-	3,500,000.00	100%	
CoW	10,000,000.00	0.00	10,000,000.00	0.00	0%	
NHE	15,000,000.00	5,000,000.00	10,000,000.00	0.00	0%	
TOTAL	110,050,000.00	85,050,000.00	20,000,000.00	30,615,025.00	32%	

3.2 REVISED BUDGET: FUNDS REQUIRED

During the construction stage the need arose to introduce a semi-detached typology for erven smaller than 200m², to make provision for future extensions. The semi-detached typology was not part of the approved typologies budgeted for at project implementation.

This new typology had a budget implication of an additional 10% in comparison with the approved typologies based on the addition of a 220mm firewall required on the boundary line of erven.

In addition to this the material supplier, informed the COW and NHE that building materials will increase by 10% during December 2020, which resulted in an increase in the construction cost of all typologies.

Coupled to the above during project implementation it was discovered that some project areas have missing services connections, for individual erven that needs to be completed prior to completion/construction of housing units.

A revised budget has therefore been prepared indicating the additional funds required based on the financial implication mentioned above to reach the required construction milestones as summarized below:

A. PHASE 1

COW/NHE	600 Units	Revised Budget Requirements				
			Number of Housing Units	Budget		
Housing Unit Description	Housing Unit Cost (N\$) Actual	% Allocation of Units	Phase 1 (FY 20/21)	Current Budget	Revised Budget	Additional Funds Required (Phase 1)
Basic Shelter 22m ²	113,026.00	5%	30	2,938,676	3,390,780	452,104
Core 1 Bedroom 35m ²	145,369.00	15%	90	11,629,520	13,083,210	1,453,690
Core 2 Bedroom 45m ²	188,468.00	65%	390	67,848,480	73,502,520	5,654,040
Core 1 Bedroom (Semi-Detached) 35m ²	174,490.00	5%	30	4,536,740	5,234,700	697,960
Core 2 Bedroom (Semi-Detached) 45m ²	209,242.00	10%	60	11,299,068	12,554,520	1,255,452
			Sub-Total	98,258,929	107,765,730	9,506,801
			Contingency (12%)	11,791,071	12,931,888	1,140,816
			Total	110,050,000	120,697,618	10,647,616

B. PHASE 2

COW/NHE	600 Units	Revised Budget Requirements				
		Number of Housing Units	Budget			Additional Funds Required (Phase 2)
Housing Unit Description	Housing Unit Cost (N\$) Actual	% Allocation of Units	Phase 2 (FY 21/22)	Current Budget	Revised Budget	
Basic Shelter 22m2	118,677.30	0%	0	2,938,676	-	(2,938,676)
Core 1 Bedroom 35m2	152,637.45	15%	90	11,629,520	13,737,371	2,107,851
Core 2 Bedroom 45m2	197,891.40	70%	420	67,848,480	83,114,388	15,265,908
Core 1 Bedroom (Semi-Detached) 35m2	183,214.50	5%	30	4,536,740	5,496,435	959,695
Core 2 Bedroom (Semi-Detached) 45m2	219,704.10	10%	60	11,299,068	13,182,246	1,883,178
			Sub-Total	98,258,929	115,530,440	17,271,511
			Contingency (12%)	11,791,071	13,863,653	2,072,581
			Total	110,050,000	129,394,092	19,344,092

4. KEY PROJECT ACTIVITIES TO BE COMPLETED JUNE 2021

PROJECT	TARGET DATE OF COMPLETION
Handover of 60 new sites to contractors as sites plans are finalized for Phase 1	30/06/2021
CoW to avail new sites to NHE for Phase 1	Ongoing
Handover of 30 completed houses	14/07/2021

5. RECOMMENDATIONS TO PROJECT STEERING COMMITTEE

It is recommended:

5.1 That the Project Steering Committee approve the revised typology split as follows:

Typology	% Allocation of Units (Current Budget Ph1&2)	% Allocation of Units (Revised Budget- Phase 1)	Phase 1 (600)	% Allocation of Units (Revised Budget – Phase 2)	Phase 2 (600)
Basic Shelter 22m ²	10%	5%	30	0%	0
Core 1 Bedroom 35m ²	40%	15%	90	15%	90
Core 2 Bedroom 45m ²	50%	65%	390	70%	420
Core 1 Bedroom (Semi-Detached) 35m ²	-	5%	30	5%	30
Core 2 Bedroom (Semi-Detached) 45m ²	-	10%	60	10%	60

5.2 That the Project Steering Committee approve the revised budget as summarized below for project implementation:

A. REVISED BUDGET: FUNDS REQUIRED

Summary of Project Funds Required: Informal Settlement Upgrading Pilot Project (ISUPP)			
Stakeholders Commitments	Phase 1 (FY 20/21)	Phase 2 (FY 21/22)	Project Total
NHE	15,000,000	15,000,000	30,000,000
COW (DBT Account)	10,000,000	7,000,000	17,000,000
KRC	3,500,000	4,500,000	8,000,000
MURD	81,550,000	83,550,000	165,100,000
Total Budget/Funds Committed	110,050,000	110,050,000	220,100,000
Revised Project Budget Required	120,697,618	129,394,092	250,091,710
MURD Additional Funds Required	(10,647,618)	(19,344,092)	(29,991,710)

It is further recommended after approval by the Honorable Minister that the funds required which includes the initial committed funds and the additional required funds be apportioned and disbursed between the implementing agencies as follows:

B. REVISED BUDGET: FUNDS DISBURSEMENT

IMPLEMENTING AGENCIES	PHASE 1 (FY 2020/21)	PHASE 2 (FY 2021/22)	TOTAL
MURD Current Committed Funds	81,550,000.00	83,550,000.00	165,100,000.00
MURD Additional Funds Required	10,647,618.00	19,344,092.00	29,991,710.00
Revised Project Budget Required	92,197,618.00	102,894,092.00	195,091,710.00
MURD Funds Disbursed to Implementing Agencies	81,550,000.00	0.00	81,550,000.00
REVISED BUDGET FUNDS DISBURSEMENT SPLIT TO IMPLEMENTING AGENCIES REVOLVING ACCOUNTS			
COW	5,323,809.00	53,197,046.00	58,520,855.00
NHE	5,323,809.00	49,697,046.00	55,020,855.00
TOTAL	10,647,618.00	102,894,092.00	113,541,710.00

NOTE: The funds disbursed total excludes the amount of N\$ 1 200 000.00 disbursed to City of Windhoek for implementation of project marketing

5.3 That the Project Steering Committee approve the proposal for the construction of Core 2- and 3-bedroom houses in Goreangab Extension 4 for implementation of Phase 2.

RECOMMENDATIONS APPROVED BY PROJECT STEERING COMMITTEE

Mr. MG Mayumbelo
Acting Chief Executive Officer

Date: _____

Mr. Gisbertus Mukulu
Chief Executive Officer (NHE)

Date: _____

Mr. Clement Mafwila
Chief Regional Officer (KRC)

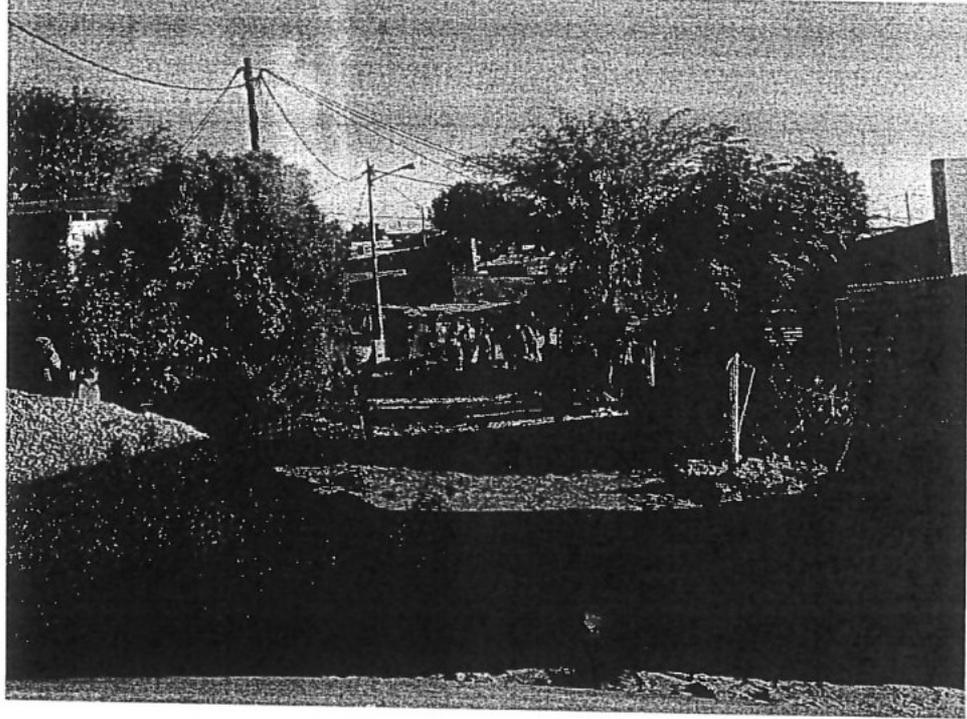
Date: _____

Mr. Nghidinua Daniel
Executive Director (MURD)

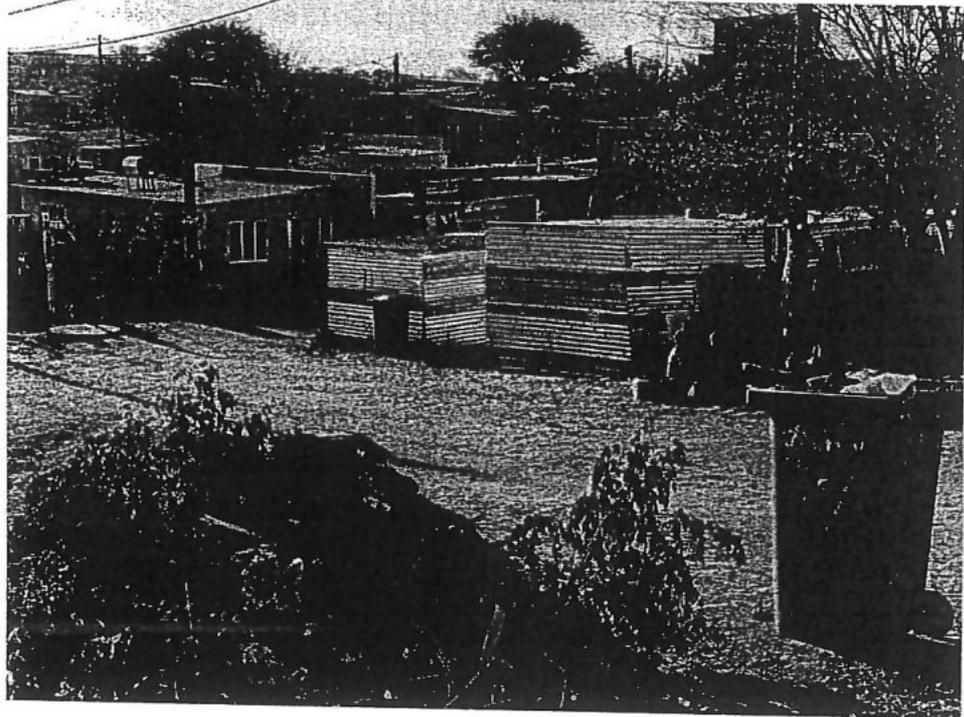
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Construction Site in Onyika Informal Settlement Okuryangava

(a) Building material placed on site encroaching over a one-way access



(b) Some of the completed houses in Onyika Informal Settlement





**NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY**
Faculty of Natural Resources and Spatial Sciences
Department of Architecture and Spatial Planning

INCREMENTAL ADEQUATE HOUSING FOR EMERGENCY RELOCATION OF FLOOD VICTIMS



BACKGROUND

The City of Windhoek identified 28 families for relocation who are currently settled in a riverbed far to the north of Okuryangava, to avoid a similar fate of a mother and her three-year-old son who were killed in April 2018 when their shack in Havana was washed away by a flash flood.

Through the existing MoU the Settlement Division approached the Architecture Section of Namibia's University of Science and Technology (NUST) to investigate an adequate housing solution.



THE PROPOSED SITE OF RELOCATION IS AN UN-IMPROVED RESIDENTIAL PROPERTY IN OTJOMUISE.

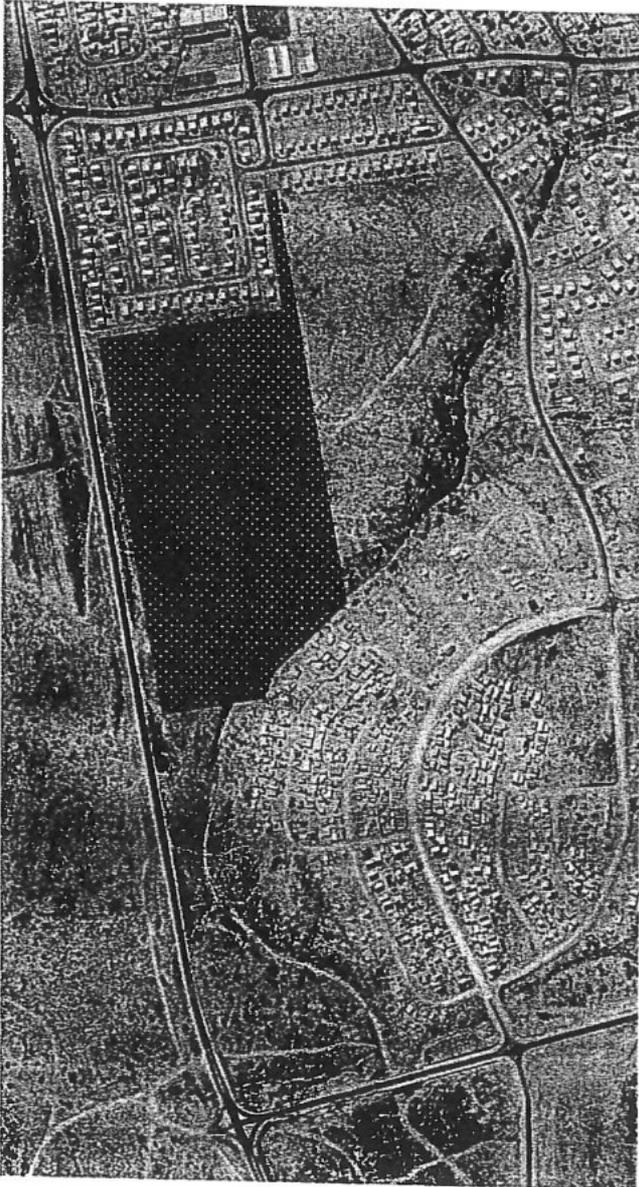


FIGURE 1: Google Image of the proposed site to the south of Moses Garoeb Street



Families will be settled at **Development Level 3** with eventual full individual services per property. Of the documented cases for relocation 9 households fall within the **Ultra-Ultra-Low-Cost** income category, 6 within the **Ultra-Low-Cost** category and 2 within the **Low-Cost category**

The City aims to not only relocate the affected families; but to improve their basic shelter to a standard higher than the shack-dwellings associated with informal settlements. There are however very limited housing models which exist for the lowest two income categories.

CATEGORY	MONTHLY INCOME	PERCENTAGE of current demand	COST OF PROPERTY EXCL. LAND COSTS	MONTHLY PAYMENT OVER 20 YEARS
Ultra-Ultra-Low-Cost	N\$3,000 or below	63%	N\$100,000	N\$1,100
Ultra-Low-Cost	N\$3,000 - N\$5,000	20%	N\$101,000 - N\$250,000	N\$1,100 – N\$2,500
Low-Cost	N\$5,000 – N\$15,000	17%	N\$251,000 – N\$600,000	N\$2,650 – N\$6,100

FIGURE 2: extract from City of Windhoek Council Minutes 2019-03-28, summarising income brackets and housing costs residents qualify for



DEFINING THE BRIEF

A typical shack-dwelling and the Shack Dwellers Federation of Namibia (SDFN) model house were studied to better understand spatial requirements, construction costs and other measures of housing adequacy that would act as a benchmark for the proposed solution.

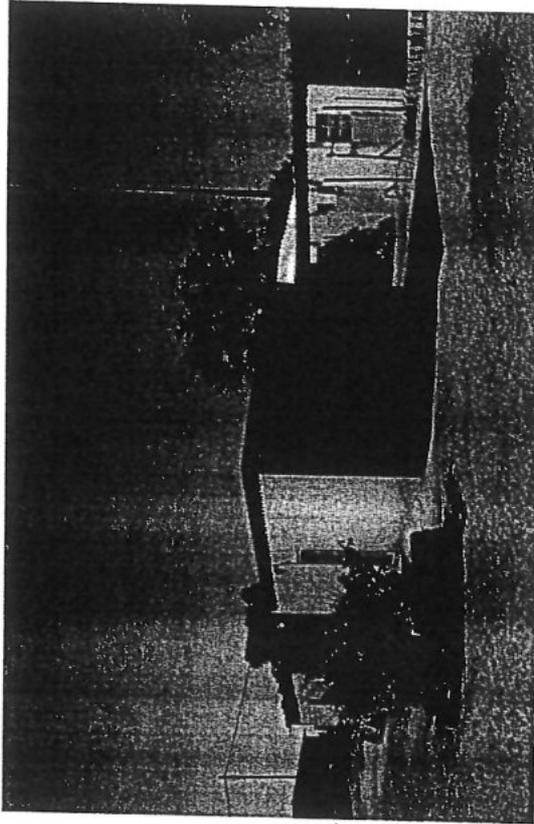
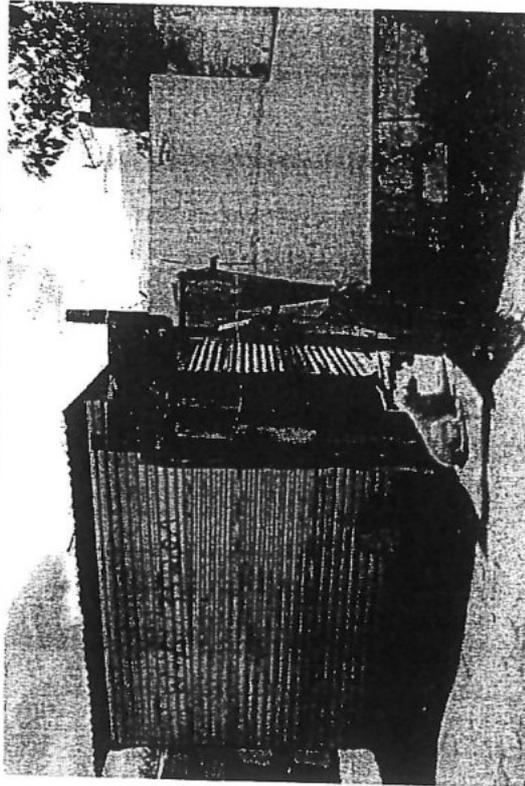


FIGURE 3: Photo of a typical Windhoek shack-dwelling (left) and SDFN model houses (right)



DESIGN OBJECTIVES FOR ULTRA-ULTRA-LOW-INCOME HOUSING:

1. provide minimum acceptable inhabitable space for 5-7 people,
2. be within a budget of N\$3400 – N\$3800 per m² (rates from current City of Windhoek tenders),
3. have comfort levels above a shack in terms of thermal performance, ventilation, security and daylighting,
4. identify as a dwelling in its aesthetic,
5. be suitable for incremental growth,
6. be able to be modified and adapted as financial circumstances change,
7. provide some level of flexibility in the use of space,
8. conform to building regulations for eventual approval,
9. be suitable to qualify for finance by institutions,
10. have a foundation type suitable to various terrains,
11. be able to be dismantled or repositioned;
 - where development levels don't allow for individual land ownership
 - to allow for settlement upgrading or reblocking



- A PRIMARY DESIGN OBJECTIVE WAS TO PROVIDE SPACE FOR A WASHROOM,**
whether connected to services or not, as part of the base module, which should:
- be connected to the house
 - be accessible from the outside and inside for user flexibility
 - allow a level of flexibility and adaptation for various individual families' needs
 - provide options to improve finishes and fittings as affordability and service levels increase

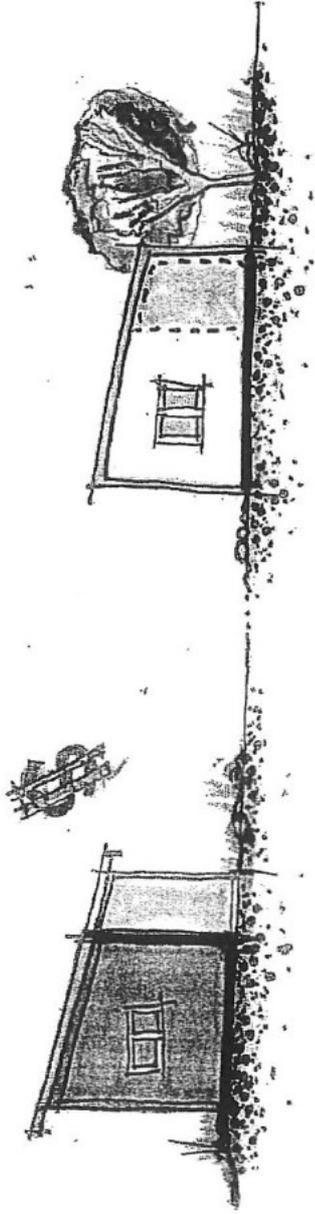


FIGURE 4: Cost of adding spaces later vs. making spacial provision from the onset

Kitchens and bathrooms are considered the most expensive rooms of the house to construct. Adding structural items later become costly per square meter when compared to initial construction cost while essentially “filling-in” these previously provided spaces incrementally makes sense, for both the individual homeowner and service upgrading scenarios.

Placing all wet functions to one side of the unit also means that these areas of the house could be built slightly cheaper: less soft & expensive finishes; no insulation etc.